



**\$299,000**

## **98 LUTHER ROAD, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

Bright & spacious 4 bedroom on a large 1.54 acre corner lot, in Stillwater school district. Classic covered front porch to enjoy your mornings and evenings. A short 5 min drive to Saratoga Lake and all that it has to offer! or 10 mins to the Saratoga Racetrack. Plenty of off-street parking in your circular driveway. Large front and back yards, great for entertaining. Full semi finished basement. Make this yours before track season.

- 4 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 5 months ago

**MLS ID:** 202416536

**List Office Name:** Coldwell Banker Prime Prop.

**List Agent Email:** Kelly.Peris@coldwellbankerprime.com

**List Agent Office Phone:**  
518-791-2265

**County:** Saratoga

**Living Area sqft:** 1524

**Lot Size Acres:** 1.54 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 9

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Year built:** 1850

**Zoning:** Single Residence

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## Directions

**Directions:** corner of Luther & Brightman

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## Building Details

**Construction Materials:** Other, Block, Stone, Vinyl Siding

**Patio & Porch:** Covered, Front Porch

**Basement:** Bilco Doors, Interior Entry, Sump Pump, Unfinished, Walk-Out Access

**Roof:** Asphalt, Shingle

**Architectural Style:** Old Style

**Fencing:** Wood, Back Yard, Partial

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## Interior Features

**Floor Covering:** Carpet, Laminate, Vinyl

**Heating:** Electric, Oil

**Cooling:** None

**Appliances:** Dehumidifier, Dishwasher, Dryer, Gas Oven, Refrigerator, Tankless Water Heater, Washer

**Interior Features:** Paddle Fan, Eat-in Kitchen

**Above Grade Finished Area Source:** CRS

**Laundry Features:** Main Level

**Bathrooms Full:** 1

**Bathrooms Total:** 1



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## Exterior Features

**Parking:** Circular Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Sloped, Wooded, Cleared, Corner Lot, Irregular Lot

**Exterior Features:** Drive-Paved

**Lot Size Area:** 1.54

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Drilled Well

**Accessibility Features:** Accessible Approach with Ramp, Accessible Full Bath, Accessible Hallway(s)

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$2,430

**Tax Lot:** 78.1

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 219.

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## School Information



**Elementary School:** Stillwater

**High School:** Stillwater

**High School District:** Stillwater

