



**\$400,000**

## **99 1/2 WALWORTH STREET, SARATOGA SPRINGS, NY 12866**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

This single-family home in the heart of Saratoga Springs sits on a mixed-use lot, which means flexible zoning designation for your downtown dream project. Reimagine the home or explore the potential. The level lot is .3 acres with city water and sewer, walkable to Broadway, and everything Saratoga has to offer. The 1,153-sq ft home holds 3 bedrooms, 2 bathrooms and an open floor plan. UR3 Zoning is consistent with Saratoga's plan to create more density for housing downtown. That is the opportunity here. Think big!

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### **Basics**



**Date added:** Added 6 months ago  
**List Office Name:** Keller Williams Capital Dist  
**List Agent Office Phone:** 518-281-6808  
**Living Area sqft:** 1152  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1978

**MLS ID:** 202415045  
**List Agent Email:** scottvarley@kw.com  
**County:** Saratoga  
**Lot Size Acres:** 0.3 acres  
**Type:** Single Family Residence  
**Total Rooms:** 5  
**Half baths:** 0 half baths

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## Directions

**Directions:** Church St turn onto Walworth. On your right side set back from road.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Roof:** Asphalt  
**Fencing:** None

**Basement:** Full, Interior Entry  
**Architectural Style:** Ranch

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## Interior Features

**Floor Covering:** Laminate  
**Cooling:** Central Air

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Electric Oven, Microwave, Refrigerator

**Interior Features:** High Speed Internet

**Above Grade Finished Area Source:** Estimated

**Laundry Features:** In Bathroom

**Bathrooms Full:** 2

**Bathrooms Total:** 2

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## Exterior Features



**Parking:** Driveway, Off Street

**Lot Size Units:** Acres

**Lot Features:** Level, Road Frontage

**Exterior Features:** Lighting

**Lot Size Area:** 0.3

**View:** City

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

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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:** \$3,826.31

**Tax Lot:** 34.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 165.50

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

