



\$3,400,000

## L21.1 UNION AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 2 beds
- Single Family Residence
- Residential
- Active

Your waterfront estate awaits you. Imagine, 14+ acres on Saratoga Lake, with over 250' of water frontage and an elevated site for your home, giving you stunning full lake views. This is the largest parcel available on the lake, in spades. Zoned RR1, build a lakefront estate; add barns and paddocks, guest cottages for large gatherings; or apply for a zoning change to create a one-of-a-kind retreat. Properties like this don't present often! Your new estate includes a sandy beach, pond, long sprawling lawns, two cottages, small barn, garage. Over 600' of road frontage on Kaydeross Park Rd and 600' on private Stockwell Rd assures you of multiple access points and plenty of privacy. A premier property on Saratoga Lake! All buyers [...]

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### Basics



**Date added:** Added 4 months ago  
**List Office Name:** Berkshire Hathaway HomeServices Blake, REALTORS  
**List Agent Office Phone:** 518-760-2656  
**Living Area sqft:** 1293  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Year built:** 1930

**MLS ID:** 202417993  
**List Agent Email:** kmastrangelo@bhhsblake.com  
**County:** Saratoga  
**Lot Size Acres:** 14.74 acres  
**Type:** Single Family Residence  
**Total Rooms:** 4  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

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## Directions

**Directions:** From Exit 14 of NYS 87, travel east on Union Ave/Route 9p toward Saratoga Lake. At traffic light turn right onto Crescent Ave. .5 miles, turn left onto Kaydeross Park Rd. Approx. .3 miles, turn left on to Stockwell (Private Road). Take 1st right onto dirt road, with red fence at your right. Park near green cottage.

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## Building Details

**Construction Materials:** Wood Siding  
**Garage Spaces:** 1  
**Architectural Style:** Camp, Cottage

**Patio & Porch:** Screened, Porch  
**Basement:** None  
**Fencing:** Wood, Partial

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## Interior Features

**Floor Covering:** Linoleum, Wood  
**Cooling:** Window Unit(s)  
**Fireplace:** 1  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Total:** 1

**Heating:** None  
**Appliances:** Electric Water Heater, Microwave, Range, Refrigerator  
**Fireplace Features:** Living Room, Wood Burning  
**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Off Street

**Lot Size Units:** Acres

**Lot Features:** Waterfront

**Exterior Features:** Barn, Garden

**Lot Size Area:** 14.74

**View:** Pasture, Lake, Water

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## Amenities & Features

**Sewer:** Public Sewer

**Waterfront Features:** Pond, Lake Front

**Water:** Public

**Body of Water:** Saratoga Lake

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## Additional

**Buyer Agency Compensation:** 2.00

**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:** \$9,325

**Tax Lot:** 21

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 193.5

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

