



\$2,200,000

## LOT 72 FIRST STREET, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Lot 72 First Street is a 1-bed carriage house surrounded by mature trees with private, gated entrance. The tranquil .53 acre property is located 1/2 block off of North Broadway and within a short walk to downtown. Additional de-attached 1-car drive through garage allows for an abundance of storage and useful options. Enjoy the peaceful setting in Saratoga's best neighborhood.

- 1 bed
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 7 months ago  
**List Office Name:** Howard Hanna Capital Inc.  
**List Agent Office Phone:** 518-573-5985  
**Living Area sqft:** 1416  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 1 bed  
**Year built:** 1983

**MLS ID:** 202412950  
**List Agent Email:** kellyzanella@howardhanna.com  
**County:** Saratoga  
**Lot Size Acres:** 0.53 acres  
**Type:** Single Family Residence  
**Total Rooms:** 5  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

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## Directions

**Directions:** In Saratoga Springs take Broadway to North Broadway. Right turn onto First St.. The driveway has 2 brick pillars and a wrought iron gate at the entrance. The land, carriage house and garages are not visible from the street.

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## Building Details

**Construction Materials:** Wood Siding

**Garage:** 1

**Garage Spaces:** 4

**Roof:** Shingle

**Property Condition:** Fixer

**Fencing:** Wood, Wrought Iron, Back Yard, Gate, Partial

**Patio & Porch:** Front Porch

**Attached Garage:** 1

**Basement:** Slab

**Windows:** Skylight(s), Wood Frames, Bay Window(s)

**Architectural Style:** Carriage/Patio

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## Interior Features



**Floor Covering:** Tile, Wood

**Cooling:** None

**Fireplace:** 1

**Interior Features:** Solid Surface Counters, Vaulted Ceiling(s), Other, Cathedral Ceiling(s), Ceramic Tile Bath

**Bathrooms Total:** 2

**Heating:** Forced Air

**Appliances:** Electric Water Heater

**Fireplace Features:** Living Room, Wood Burning

**Bathrooms Full:** 1

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## Exterior Features

**Parking:** Attached, Detached, Driveway, Off Street, Storage, Workshop in Garage

**Lot Size Units:** Acres

**Lot Features:** Level, Views, Irregular Lot, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.53

**View:** Trees/Woods, Garden

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**Sewer:** Public Sewer

**Electric:** Circuit Breakers

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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:** \$7,871.27

**Tax Block:** 2

**Tax Lot:** 72

**Tax Tract:** 165.36

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

