



Shannon@McCarthySells.com

Keller Williams Capital Dist



MLS # **201919537** List Price **\$678,900** Price/SQFT **\$180.13**
 Status **Price Change** Original Price **\$729,900** Sold Price

49 REGATTA VIEW DR
 City/Town/Village (Tax) **Saratoga Springs** NY AltStrName
 City/Town (Mail) **Saratoga Springs** 12866 BOW **Saratoga Lake**
 County **Saratoga** Schl Dist **Saratoga Springs**
 Locale/Subdivision **Regatta View** ProjHS
 ProjElem **Caroline Street**
 APN **411500 180.10-2-1** Map Co **36 DQ56** HOA **Yes**
 Year Built **1998** Ttl Rooms **10** HOA Fee **\$500**
 NC **No** Total Beds **5** HOA Freq **Annually**
 Model Ttl Baths **3.1** Deed Rest
 Ttl Fin SQFT Garage Spaces **2** Asm Mort
 Abv SQFT **3769** #Off St **6** Asm Rate
 AGSF Source **Builder Plans** Ttl Fireplaces **1** Asm Bal
 Blw SQFT **0** Ttl Woodstoves Survey
 Fuel Cost Acres **0.620** Tax ID Sec **180.10**
 Master Bth **Full** Lot Size **27,007 SF** Tax ID Blk **2**
 Family Rm **Yes** RoadFrnt **112** Tax ID Lot **1**
 Hndc Acc **No** Zoning



Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)
Living	1		Laundry	1		Bedroom	2				
Dining	1		Bath-Half	1		Bedroom	2				
Kitchen	1		Master Bedroom	2		Bedroom	2				
Family Rm	1		Bath-Full	2		Bath-Full	2				
Office	1		Bedroom	2		Bath-Full	2				

Directions Northway Exit 14; left on Union Ave; left on Dwyer Switch; right on Regatta View Drive.

Public Remarks This beautiful custom colonial home sits in the coveted Regatta View Estates and has a stunning view of Saratoga Lake. It offers gleaming hardwood floor on the 1st floor, a formal dining room with tray ceiling, formal living room and spacious family room with gas fireplace. The gourmet kitchen features granite, updated appliances and breakfast bar. You will also find an office that could be a 1st floor bedroom, a partial bath and your laundry room on this floor. The 2nd floor sleeping quarters consists of a large master bedroom suite with a generous bathroom, 4 additional bedrooms and 2 additional full baths. A full basement for loads of storage or recreation; built in speaker system; a spacious trex deck and a soothing outdoor fountain.

STYLE Colonial

ROOF Asphalt Shingle

ATTIC Hatch

BASEMENT Full

EXTERIOR Vinyl

GARAGE DESCRIPTION Attached

DINING ROOM TYPE Formal Dining Room

LAUNDRY Room, 1st Floor

MASTER BEDROOM Suite

BODY OF WATER ACCESS Water View

COOLING TYPE Central Air

HEAT SYSTEM Hot Air

HEAT FUEL Natural Gas

SEWER Public

WATER Public

AMENITIES Ceramic Tile, Sliding Glass Door, Built-In Cabinets, Walk-In Closet, Wood Floors, Wall to Wall Carpet

APPLIANCES Refrigerator, Dishwasher, Disposal, Cook-top, Double Wall Oven, Microwave, Washer, Dryer

FLOORING Ceramic Tile, Carpet, Hardwood

INTERIOR FEATURES Central Vacuum, Cable Hook-Up, Paddle Fan, Security System, High Speed Internet Acc, Gran/Solid Surf Counters, Ceiling-Cathedral, Ceiling-Tray, Ceramic Tile Bath, Fireplace-Gas, Walk-In Closets

EXTERIOR FEATURES Deck, Garden, Lighting, Patio, Porch, Sprinkler In Ground

LOT DESCRIPTION Level, Treed/Wooded, Landscaped

Sld Rmks & Contribution \$

SPECIAL MARKET CONDITIONS No Special Conditions

CONDITION Excellent

Gen Taxes **\$5,620**

Sch Taxes **\$9,658**

Vlg Taxes

Total Tax **\$15,278** E

Spc Assess

NYS Asmnt **585,000**

Seller Contribution

Listing Date **5/15/2019**

Closing Date

DOM **98**

Ls Opt Dt

Contract Date

Off Market Date

Assoc Doc **1**

Option Per

Possession

Opt Price