Single Family-Full Buyer Report

Report Provided By: **Shannon McCarthy - 518-858-8820 ext. 0**
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Shannon McCarthy
SARATOGA SPRINGS REAL ESTATE

MLS # **201934398**	List Price **$259,900**	Price/SQFT **$146.34**	
Status **New**	Original Price **$259,900**	Sold Price	

79 AQUEDUCT DR

City/Town/Village (Tax)	**Saratoga Springs, Outside**	**NY**	AltStrName
City/Town (Mail)	**Saratoga Springs**	**12866**	BOW
County	**Saratoga**		Schl Dist **Saratoga Springs**
Locale/Subdivision	**The Springs Townhomes**		ProjHS
			ProjElem

APN **411589 178.70-2-52**		Map Co		HOA	**Yes**
Year Built **1997**		Ttl Rooms	**7**	HOA Fee	**$165**
NC **No**		Total Beds	**3**	HOA Freq	**Monthly**
Model		Ttl Baths	**2.1**	Deed Rest	
Ttl Fin SQFT		Garage Spaces	**1**	Asm Mort	
Abv SQFT **1776**		#Off St	**2**	Asm Rate	
AGSF Source	**Esti**	Ttl Fireplaces		Asm Bal	
Blw SQFT		Ttl Woodstoves		Survey	
Fuel Cost		Acres		Tax ID Sec	**178.70**
Master Bth **Full**		Lot Size	**1742 sf**	Tax ID Blk	**2**
Family Rm **No**		RoadFrnt		Tax ID Lot	**52**
Hndc Acc **No**		Zoning			

Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)	Room Type	Level	Size (LxW)
Foyer	**1**		**Bedroom**	**2**							
Kitchen	**1**		**Bedroom**	**2**							
Dining	**1**										
Living	**1**										
Master Bedroom	**2**										

Directions Route 50 South to White Farms Road. Make right onto Winners Circle; follow all the way around to Aqueduct Drive.
Public Remarks OPEN HOUSE SAT AND SUN 12-2. Here is your opportunity to own in the coveted "The Springs" Townhomes ~ walking distance to Saratoga Performing Arts Center and Spa State Park. Located in the rear of the community, this lovingly maintained unit backs up to privacy and features 3 bedrooms, including a spacious master suite, 2 1/2 baths, generous living/dining space offering a gas fireplace, updated kitchen with new stainless steel appliances, attached garage, walk in closets, new pavers on front porch and patio. Low monthly HOA fee includes pool, tennis courts, lawn care, trash removal and exterior building maintenance. Furniture negotiable.

STYLE Townhouse
ROOF Asphalt Shingle
ATTIC Hatch
BASEMENT None
EXTERIOR Vinyl
GARAGE DESCRIPTION Attached

KITCHEN Galley
DINING ROOM TYPE Combined DR/LR
LAUNDRY Room, 2nd Floor
MASTER BEDROOM Suite, Second Floor

COOLING TYPE Central Air
HEAT SYSTEM Hot Air
HEAT FUEL Natural Gas
SEWER Public
WATER Public

AMENITIES Jet Tub
APPLIANCES Range w/Oven, Refrigerator, Dishwasher, Disposal, Microwave, Washer & Dryer
CUSTOM FEATURES Tennis Court
FLOORING Ceramic Tile, Carpet, Laminate
HOA INCLUDES Exterior Maintenance, Lawn Care, Trash Removal
POOL Inground Pool

INTERIOR FEATURES Cable Hook-Up, High Speed Internet Acc, Blinds, Ceiling -Vaulted, Ceramic Tile Bath, Fireplace-Gas, Walk-In Closets
EXTERIOR FEATURES Patio, Porch, Tennis Court

Sld Rmks & Contribution $
SPECIAL MARKET CONDITIONS No Special Conditions
CONDITION Excellent

Gen Taxes	**$1,852**	**E**
Sch Taxes	**$3,439**	
Vlg Taxes		**E**
Total Tax	**$5,291**	**E**
Spc Assess		

Listing Date	**11/6/2019**	Closing Date	DOM **0**	Ls Opt Dt	NYS Asmnt
Contract Date		Off Market Date	Assoc Doc **1**	Option Per	Seller Contribution
			Possession	Opt Price	

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