



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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GLOBAL MLS, Inc.

Listing courtesy of: Howard Hanna

**MLS# - 202116836 - Price: \$1,207,900**

35 Stony Brook Dr, Saratoga Springs, NY

**Description:** Why not build your dream home in the most beautiful neighborhood in Saratoga "MEADOWBROOK" by Belmonte Builders. Use our plans or we will custom design the home you have been waiting for. Spectacular range of finishes that you select, unique custom elevations, professional Interior Design consultation. Just minutes to downtown, racetrack, golfing and lake. Private wooded homesites with 1.75+ acres available, additional lot Premiums apply.

**Acres:** 1.75

**Property Type:** Residential

**School District:** Saratoga Springs

**Heat:** Natural Gas

**Property Style:** 2399

**Exterior Features:** Lighting, Sprinkler In Ground

**Family Room:** Yes

**Lot Description:** Level, Landscaped

**Square Feet:** 2,786

**Bedrooms:** 3

**Water:** Public

**Heating System:** Hot Air

**Basement:** Full

**Kitchen:** Eat In

**County:** Saratoga

**Parking Spaces:** 6

**Town:** Saratoga Springs

**Bathrooms:** 2 Full, 1 Half

**Sewer:** Septic

**Garage:** Attached

**Exterior:** Cedar, Stone

**Dining Room:** Formal Dining Room

**Cooling:** Central Air

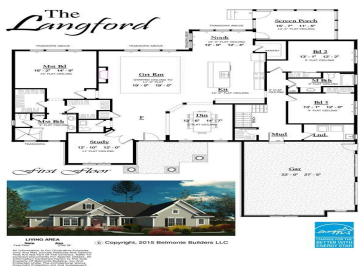
**Interior Features:** Cable Hook-Up, Humidifier, Security System, High Speed Internet Acc, Gran/Solid Surf Counters, Ceiling-Tray, Ceramic Tile Bath, Fireplace-Gas, Smoke Alarm, W/D Connections



**Daniel Davies**  
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