



Your Lake George Real Estate Experts!

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Listing courtesy of: Sterling Real Estate Group

**MLS# - 202317693 - Price: \$801,180**

3 Cannon Royal Drive, Saratoga Springs, NY

**Description:** Welcome to the Saratoga's newest & most breathtaking neighborhood, Grande Highlands Estates by Trojanski Builders! Pride of craftsmanship w/ award-winning, luxury builder awaits your custom design! Surrounded by nature & conveniently located minutes to downtown Saratoga, track, shopping & restaurants, find your peace just outside the city. Offering 38 spacious homesites approx. one acre plus! Saratoga schools & Saratoga Springs mailing w/ low Wilton taxes. Step into this open, ranch floorplan showcasing function & style. Premium included features offer custom ceramic tiling in wet areas, granite counters in kitchen & baths, 42" Schrock cabinetry, Pella windows, 9 ft. basement & more! Photos are a depiction of builder work. Opt. screened porch & walkout basement. LA related to builder.

**Acres:** 1  
**Bedrooms:** 3  
**Water:** Public  
**Garage:** 3  
**Exterior:** Stone, Vinyl Siding  
**Cooling:** Central Air

**Town:** Wilton  
**Bathrooms:** 2 Full  
**Sewer:** Septic Tank  
**Property Style:** 1 Story, Custom  
**Exterior Features:** Drive-Paved, Lighting  
**Parking Spaces:** 4

**Property Type:** Residential  
**School District:** Saratoga Springs  
**Heat:** Forced Air, Natural Gas  
**Basement:** Full, Unfinished  
**County:** Saratoga

**Interior Features:** Grinder Pump, Tray Ceiling(s), Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Crown Molding, Granite Counters, Eat-in Kitchen, Kitchen Island



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