



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



Listing courtesy of: Sterling Real Estate Group

MLS# - 202322304 - Price: \$1,100,000

32 Cannon Royal Drive, Saratoga Springs, NY

Description: Welcome to the breathtaking, Grande Highlands Estates! Build your custom, dream home in Saratoga Springs with award-winning, luxury builder-Trojanski Custom Builders! Situated in a natural setting with spacious homesites while conveniently located minutes to downtown Saratoga, track, shopping & restaurants. Award-winning Saratoga schools & Saratoga Springs mailing w/ low Wilton taxes. This floor plan features a two-story great room w/ first floor ensuite. Generous, included features offer 9 ft. or 10 ft. ceilings per plan, custom ceramic tiling, high-end granite & HW flooring; tall, Schrock cabinetry, Pella windows, 9 ft. basements, etc! Photos depict builder's work. Cultured stone on elevation, 2-car side load garage, & free-standing tub included in price. Agent related to seller.

Acres: 0.92

Bedrooms: 4

Water: Public

Garage: 2

Exterior: Stone, Vinyl Siding

Cooling: Central Air

Town: Wilton

Bathrooms: 2 Full

Sewer: Septic Tank

Property Style: Colonial, 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,
High Speed Internet, Walk-In
Closet(s), Built-in Features,
Ceramic Tile Bath, Crown
Molding, Eat-in Kitchen, Kitchen
Island



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

