



*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](http://www.davies-davies.com)



# THE Canfield

GLOBAL MLS, Inc.

Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202325944 - Price: \$540,700**



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96 Lakepointe Way, Saratoga Springs, NY

**Description:** Tucked away between the natural beauty of Saratoga Lake and beautiful rolling hills, Saratoga Pointe offers the tranquility of private living with the ease of nearby shopping and dining. Excellent value in an ideal area close to I 87, Saratoga Lake, and growing businesses. Phase 2 is open and offers private of wooded lots. Wonderful open floor plan for convenient living, w/ 4 Br and 2.5 baths, granite counter tops, HW Floors 9' first floor ceilings, tiled baths, fireplace, A/C and so much more. Multiple plans, layouts and styles for you to choose from. With 10 different models, these floorplans are accommodating to your everyday lifestyle. Come and take a tour of this beautiful community. \*Photos are representation of builders work.

**Acres:** 0.21

**Bedrooms:** 4

**Estimated Taxes:** \$146

**Heat:** Forced Air, Propane

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Interior Features:** Eat-in Kitchen

**Town:** Stillwater

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 2

**Exterior Features:** Drive-Paved

**Parking Spaces:** 4

**Property Type:** Residential

**School District:** Stillwater

**Sewer:** Public Sewer

**Basement:** Full

**County:** Saratoga

**Zoning:** Single Residence



**Daniel Davies**  
NYS Licensed Real Estate  
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