



*Your Lake George Real Estate Experts!*

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Listing courtesy of: eXp Realty

**MLS# - 202410354 - Price: \$709,500**

**1 Buff Road, Saratoga Springs, NY**

**Description:** Quick delivery home for sale. Roof is on and windows and front door are installed and plumbing in in progress. Summer 2024 delivery. This two story home has a great layout with a first floor study, large kitchen with dining area that is open to the great room with a fireplace. There is also a nice sized mud room powder room and walk in pantry as well as a 2 car garage. Upstairs there are 3 bedrooms, 2 full baths and a laundry room. This home will be set back from the road and nestled in the woods offering the privacy you desire on just shy of 1.5 acres and so close to town. The lots on Buff Rd back up to a protected area so you will always have a nice tree border behind you. Only two lots left in the neighborhood. Call today to get the most up to date construction status.

**Acres:** 1.48

**Bedrooms:** 3

**Water:** Public

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Interior Features:** High Speed  
Internet, Walk-In Closet(s),  
Ceramic Tile Bath

**Town:** Saratoga Springs

**Bathrooms:** 2 Full

**Sewer:** Public Sewer

**Property Style:** Colonial

**Exterior Features:** None

**Parking Spaces:** 8

**Property Type:** Residential

**School District:** Saratoga Springs

**Heat:** Forced Air

**Basement:** Full

**County:** Saratoga

**Zoning:** Single Residence



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