



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Sterling Real Estate Group

**MLS# - 202411555 - Price: \$999,000**

34 Cannon Royal Drive, Saratoga Springs, NY

**Description:** Build your custom, luxury home at Grande Highlands with award-winning builder-Trojanski Custom Builders! Tucked away in a natural setting w/ spacious homesites while located minutes to DT Saratoga, track, shopping & restaurants. Enjoy the wooded walking trail within the neighborhood that runs parallel to Bog Meadow Brook. Top-rated Saratoga schools, Saratoga Springs mailing, & low Wilton taxes. Luxury included features offer high-end construction w/ custom architectural drawings, premium granite or quartz, 42" Schrock cabinetry, 9 ft. basements, custom ceramic tiling, generous lighting & landscaping packages, and more! Photos depict builder's work. Custom plan includes cultured stone on exterior, 3 season room, free-standing tub, 3 car side-load garage, etc. LA2 related to builder.



**Acres:** 0.92

**Bedrooms:** 4

**Water:** Public

**Garage:** 3

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Town:** Wilton

**Bathrooms:** 2 Full

**Sewer:** Septic Tank

**Property Style:** Colonial, Custom

**Exterior Features:** Drive-Paved,  
Lighting

**Parking Spaces:** 8

**Property Type:** Residential

**School District:** Saratoga Springs

**Heat:** Forced Air, Natural Gas

**Basement:** Full, Unfinished

**County:** Saratoga

**Interior Features:** Grinder Pump,  
Walk-In Closet(s), Ceramic Tile  
Bath, Eat-in Kitchen, Kitchen  
Island



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