



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Sterling Real Estate Group

**MLS# - 202411975 - Price: \$899,000**

13 Cannon Royal Drive, Saratoga Springs, NY

**Description:** Trojanski Custom Builders proudly presents Grande Highland Estates, a brand new community with 38 spacious homesites just minutes to downtown Saratoga, with a Saratoga mailing address and low Wilton taxes! Enjoy the ability to customize your brand new home. Pride of craftsmanship by an Award Winning Builder will be yours, at Grand Highland Estates. This custom First Floor Master Suite features a Two-Story Great Room and Foyer, 42" Schrock Cabinets, 9ft basement, custom ceramic tile and more. Photos of previously built homes are for reference only. Listing Agent is related to builder To Be Built Condition. Homesite price will vary based upon buyers homesite selection

**Acres:** 1.06

**Bedrooms:** 3

**Water:** Public

**Garage:** 3

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Town:** Wilton

**Bathrooms:** 2 Full

**Sewer:** Septic Tank

**Property Style:** 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:** High Speed  
Internet, Solid Surface Counters,  
Vaulted Ceiling(s), Walk-In  
Closet(s), Eat-in Kitchen, Kitchen  
Island



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