



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Hunt ERA

**MLS# - 202412429 - Price: \$1,100,000**

49 Regatta View Drive, Saratoga Springs, NY

**Description:** SHOWINGS BEGIN AT OPEN HOUSE SUN 2/25 12-2 Rare opportunity to live in Regatta View, a scenic community of beautiful homes. Enjoy private waterfront access to Fish Creek so you can store your kayak/canoe and paddle into Saratoga Lake or watch the local team rowers practicing. The second owners of this stunning Belmonte custom home are relocating at the end of the school year downstate. This cheerful home features an open floorplan with natural sunlight streaming everywhere. Over 3700 sq feet of living space on first and second floor includes LR/DR/EIK, home office, family rm with brick gas fireplace, soaring ceiling and dramatic windows showcasing deck and backyard views. Plenty of room in basement for recreation, exercise & storage. Private backyard w/deck and in-ground sprinklers.

**Acres:** 0.62

**Property Type:** Residential

**School District:** Saratoga Springs

**Water:** Public

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Below Ground Square Feet:** 1000

**Bedrooms:** 5

**Estimated Taxes:** \$16,641

**Sewer:** Public Sewer

**Property Style:** Colonial

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

**Parking Spaces:** 6

**Town:** Saratoga Springs

**Bathrooms:** 3 Full

**Lake/River:** Fish Creek

**Heat:** Forced Air, Natural Gas

**Basement:** Full

**County:** Saratoga

**Interior Features:** High Speed Internet, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Central Vacuum, Ceramic Tile Bath, Eat-in Kitchen



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