



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna Capital Inc.

**MLS# - 202412950 - Price: \$2,200,000**

L72 First Street , Saratoga Springs, NY

**Description:** Lot 72 First Street is a 1-bed carriage house surrounded by mature trees with private, gated entrance. The tranquil .53 acre property is located 1/2 block off of North Broadway and within a short walk to downtown. Additional de-attached 1-car drive through garage allows for an abundance of storage and useful options. Enjoy the peaceful setting in Saratoga's best neighborhood.



**Acres:** 0.53

**Bedrooms:** 1

**Estimated Taxes:** \$7,871

**Heat:** Forced Air

**Basement:** Slab

**County:** Saratoga

**Zoning:** Single Residence

**Town:** Saratoga Springs

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 4

**Exterior:** Wood Siding

**Cooling:** None

**Interior Features:** Solid Surface  
Counters, Vaulted Ceiling(s),  
Other, Cathedral Ceiling(s),  
Ceramic Tile Bath

**Property Type:** Residential

**School District:** Saratoga Springs

**Sewer:** Public Sewer

**Property Style:** Carriage/Patio

**Exterior Features:** Drive-Paved

**Parking Spaces:** 10



**Daniel Davies**  
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