



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202413486 - Price: \$1,199,000**

111 5th Avenue, Saratoga Springs, NY

**Description:** Extraordinary Location! This Ranch home is only a few blocks from the Historic Saratoga Race Track and has Filtered Views of the Oklahoma Track. Primary Suite with Fireplace. Hardwood Floors, Covered front porch, deck, patio and inground Heated Pool. Bright and Open Living Room with Fieldstone Fireplace, Central Air Conditioning, Finished Basement Area w Bar, shed and a very private back yard! Hot Tub Included. Everything you need to Enjoy Summer in Saratoga! Great Track Rental History. Come take a look and make this your Saratoga home!



**Acres:** 0.26  
**Property Type:** Residential  
**School District:** Saratoga Springs  
**Sewer:** Public Sewer  
**Property Style:** Ranch  
**Exterior Features:** Drive-Paved, Garden, Lighting  
**Parking Spaces:** 5

**Below Ground Square Feet:** 400  
**Bedrooms:** 3  
**Estimated Taxes:** \$7,338  
**Heat:** Baseboard, Hot Water, Natural Gas  
**Basement:** Bilco Doors, Exterior Entry, Finished, Full, Heated, Interior Entry  
**County:** Saratoga  
**Zoning:** Single Residence

**Town:** Saratoga Springs, Inside  
**Bathrooms:** 2 Full  
**Water:** Public  
**Garage:** 1  
**Exterior:** Brick  
**Cooling:** Central Air  
**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island



**Daniel Davies**  
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