



Your Lake George Real Estate Experts!

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Listing courtesy of: Roohan Realty

MLS# - 202413630 - Price: \$1,500,000

45 Eureka Avenue, Saratoga Springs, NY

Description: This 3 bed / 2.5 bath French Provencal estate has a timeless aesthetic. Built w/ structural integrity & quality design in 2006 by Witt Construction, along Saratoga's Spring Run Trail, approx. 2 miles from the Saratoga Racetrack & downtown Saratoga Springs. An array of high-end amenities incl. custom mantels & millwork, arched doorways & windows; a Lacanche range w/ copper hood in the chef's kitchen; Butler's pantry w/ prep sink, breakfast nook w/ banquette seating; primary suite w/ wood-burning fireplace & a sprawling walk-in closet; central air, surround sound, wine cooler; a 2-car garage & a full basement. The inside flows seamlessly w/ the surrounding setting via the terraced patio, low-maintenance hardscaping & a 3-season room enveloped by the sights & sounds of the nature conservancy

Acres: 0.53

Bedrooms: 3

Estimated Taxes: \$10,754

Heat: Forced Air, Natural Gas

Basement: Full, Interior Entry, Unfinished

County: Saratoga

Zoning: Single Residence

Town: Saratoga Springs

Bathrooms: 2 Full

Water: Public

Garage: 2

Exterior: Stucco

Cooling: Central Air

Interior Features: Grinder Pump, High Speed Internet, Paddle Fan, Solid Surface Counters, T1 Internet, Walk-In Closet(s), Wired for Sound, Other, Built-in Features, Central Vacuum, Ceramic Tile Bath, Crown Molding, Kitchen Island

Property Type: Residential

School District: Saratoga Springs

Sewer: Public Sewer

Property Style: Colonial, Custom

Exterior Features: Garden, Lighting

Parking Spaces: 6



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