



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)





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Listing courtesy of: Howard Hanna Capital Inc.

**MLS# - 202414540 - Price: \$1,425,000**

21 Lilac Lane, Saratoga Springs, NY

**Description:** With over 4300 sf and an appealing cul de sac location, this Floral Estates stunner is exquisitely appointed offering a spacious open floor plan and craftsman style detail throughout. The 8' doors, 10' family room ceiling, custom built-in's and gourmet kitchen complete with a Sub-Zero Fridge, Bosch DW, 5 Burner Wolf Cooktop, Thermador Double Ovens are just a glimpse of some of the special features found here. A first floor office and a separate craft room provide tremendous versatility; using one as either a play/sun/hobby room or designate them both as home offices. The in ground pool saltwater pool and built in firepit are sure to be the backdrop for many hours of relaxation and enjoyment and when the sun goes down head on in to the tiered seating theater room to kick back and watch a movie.



**Acres:** 0.79

**Bedrooms:** 4

**Estimated Taxes:** \$15,026

**Heat:** Forced Air, Natural Gas

**Basement:** Exterior Entry, Full, Interior Entry, Other

**County:** Saratoga

**Interior Features:** High Speed Internet, Jet Tub, Paddle Fan, Vaulted Ceiling(s), Wall Paneling, Wired for Sound, Built-in Features, Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen, Kitchen Island

**Town:** Saratoga Springs, Outside

**Bathrooms:** 3 Full

**Water:** Public

**Garage:** 3

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Property Type:** Residential

**School District:** Saratoga Springs

**Sewer:** Public Sewer

**Property Style:** Colonial, Custom

**Exterior Features:** Drive-Paved

**Parking Spaces:** 6



**Daniel Davies**  
NYS Licensed Real Estate  
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