



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Laviano & Assoc RE Group

MLS# - 202415281 - Price: \$814,800

40 Dyer Switch Road, Saratoga Springs, NY

Description: Stunning Belmonte built Colonial in desirable Regatta View neighborhood. Just a short walk to Saratoga Lake. Open floor plan with hardwood flooring, dramatic vaulted ceiling and gas fireplace in living room. Plenty of natural sunlight by way of large windows. 1st floor primary bedroom with walk in closet and full bathroom. Office easily converted into 4th Bedroom. 2nd floor features 2BR, a full bathroom and large, light filled loft with 12ft ceilings. Full basement with tall, 9ft ceilings just waiting to be finished. Situated on a picturesque lot with freshly painted rear deck and surrounded by mature trees. Annual HOA fee includes lake rights and access to neighborhood beach

Acres: 0.39

Bedrooms: 3

Estimated Taxes: \$9,233

Heat: Forced Air, Natural Gas

Basement: Full, Heated, Interior Entry, Unfinished

County: Saratoga

Interior Features: High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath

Town: Saratoga Springs, Inside

Bathrooms: 2 Full

Water: Public

Garage: 2

Exterior: Vinyl Siding

Cooling: Central Air

Property Type: Residential

School District: Saratoga Springs

Sewer: Public Sewer

Property Style: Colonial

Exterior Features: Drive-Paved, Garden, Lighting

Parking Spaces: 4



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