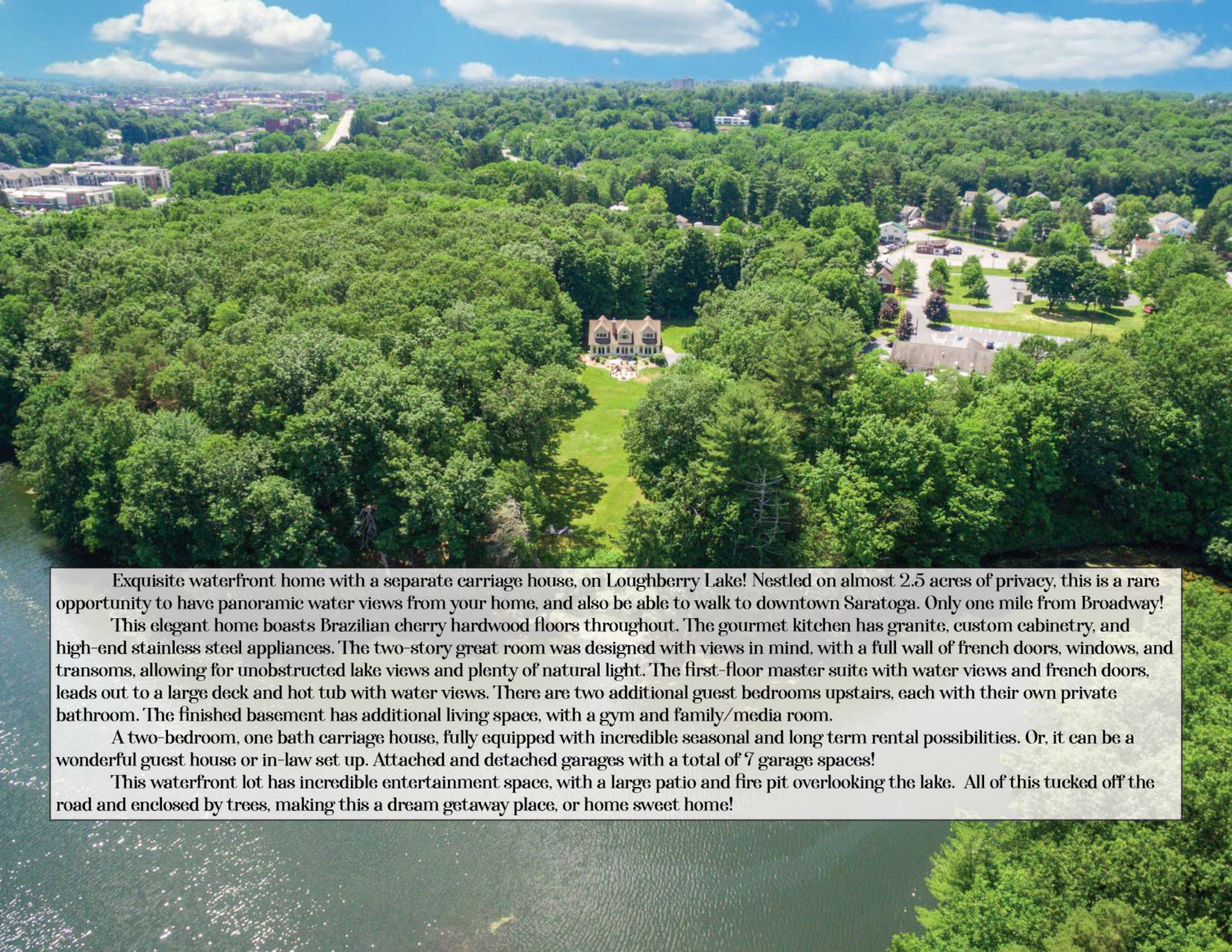




2 ELKS LANE
Saratoga Springs, New York



Exquisite waterfront home with a separate carriage house, on Loughberry Lake! Nestled on almost 2.5 acres of privacy, this is a rare opportunity to have panoramic water views from your home, and also be able to walk to downtown Saratoga. Only one mile from Broadway!

This elegant home boasts Brazilian cherry hardwood floors throughout. The gourmet kitchen has granite, custom cabinetry, and high-end stainless steel appliances. The two-story great room was designed with views in mind, with a full wall of french doors, windows, and transoms, allowing for unobstructed lake views and plenty of natural light. The first-floor master suite with water views and french doors, leads out to a large deck and hot tub with water views. There are two additional guest bedrooms upstairs, each with their own private bathroom. The finished basement has additional living space, with a gym and family/media room.

A two-bedroom, one bath carriage house, fully equipped with incredible seasonal and long term rental possibilities. Or, it can be a wonderful guest house or in-law set up. Attached and detached garages with a total of 7 garage spaces!

This waterfront lot has incredible entertainment space, with a large patio and fire pit overlooking the lake. All of this tucked off the road and enclosed by trees, making this a dream getaway place, or home sweet home!

FEATURES

Extremely private 2.4-acre lot on Loughberry Lake!
Direct water frontage with panoramic water views
Public water and sewer!!
Bright and open floor plan
10' Ceilings on the first floor
5 Bedrooms (including carriage house)
4.5 Bathrooms (including carriage house)
First-floor master suite floor plan, with direct water views
Two second-floor guest suites with private bathrooms
3,525 Square Feet (not including finished basement or carriage house)
Brazilian cherry hardwood floors throughout
Recessed lighting
Crystal door knobs throughout
Natural gas forced hot air heat
Central air
Detached carriage house with private living quarters
 Great for rental income, guests, or in-laws!
 Approximately 1000 square feet of living space
Security system
Attached and detached garage with a total of 7 garage spaces!
Low taxes



FOYER

Double-story
Modern chandelier
Marble tiled floor
Craftsman style, solid wood front door
Multiple closets with crystal door knobs
Oak tread stairs with detailed solid wood posts
Chair rail and wainscoting



Crown molding
Brazilian cherry hardwood floors
Granite countertops
Modern white cabinetry
Ceramic tile backsplash
Soft close drawers
Display cabinets with glass-front doors
Custom fabric shades
Recessed lighting
Kitchen island

KITCHEN

Chandelier pendant lighting
Granite with overhang for seating
Additional storage
Built in bookshelves for cookbooks
Commercial grade stainless steel appliances:
Cooktop
Double wall convection oven
Refrigerator
Dishwasher
Built-in microwave
Disposal
Recessed lighting









DINING ROOM

Spacious dining area with lots of natural light

Breathtaking views of the lake

Chandelier

Floor-to-ceiling windows with transoms

French doors with transoms leading to the patio

Custom fabric shades

Curtains

Brazilian cherry hardwood floors





GREAT ROOM

- Double story vaulted ceiling
- Second story windows
- Floor to ceiling windows with transoms - allowing for natural light to cascade in!
- Curtains
- Brazilian cherry hardwood floors
- Elevated gas fireplace
 - Wainscoting
 - Marble tile surround
- French doors with transom leading out to the patio
- Modern chandelier and light fixtures
- Recessed lighting
- Chair rail and wainscoting
- Decorative wall sconces
- Crown molding



LAUNDRY ROOM

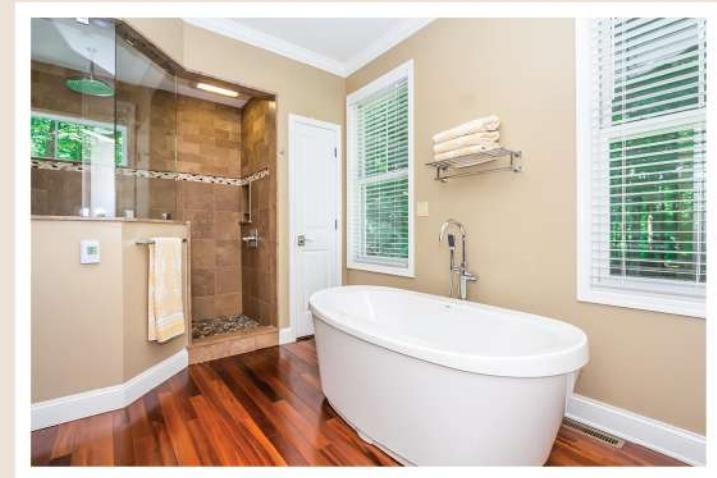
- Sunny
- Conveniently located on the first floor
- Spacious storage closet
- Brazilian cherry hardwood floors
- Built-in expandable drying rack
- Large window with blinds





MASTER SUITE

- First-floor master suite with direct lake views!
- Double door entry with vestibule area
- Spacious and bright
- Enclosed with oversized windows and french door with transoms
- Private access to back patio and deck with new hot tub
- Spacious walk-in closet with built-ins
- Crown molding
- Recessed lighting
- Elevated gas fireplace with marble tile surround
- Brazilian cherry hardwood floors
- Paddle fan
- Custom curtains



MASTER BATHROOM

Newly renovated
Ample natural light
Large windows with blinds
Modern light fixtures
Brazilian cherry hardwood floors
Crown molding
Modern double vanity with marble counters
Crystal knobs

Large free standing soaking tub
Large fully tiled walk-in shower
Open doorless design
Frameless glass
Transom style window
Mosaic tile accents
River rock flooring
Multiple shower heads including rainfall shower fixture
Separate toilet room





BEDROOMS

3 Bedrooms in the main home

2 Bedrooms in the carriage house

In the main home, all bedrooms have their own private bathroom!

Spacious and bright

Recessed lighting

Walk-in closets

Newer carpeting in guest bedrooms

BATHROOMS

Lots of natural light

Brazilian cherry hardwood floors in the half bath

Window blinds and custom white shutters

Modern vanities

Tiled floors

Crown molding

Chair rail and wainscoting





BASEMENT

Full, finished basement with additional 1,200 sq. ft. of living space

Gym, family room, and/or office area

Oak-tread stairs

Wood style flooring

Direct entry from 3-car garage leading to mudroom area

Wainscoting

Built-in bench seating with storage

Coat hooks

Recessed lighting

French doors with grids







CARRIAGE HOUSE

Hardwood floors

Recessed lighting

Custom shades

Fully equipped kitchen with stainless steel appliances:

Refrigerator

Range with oven

Built-in microwave

Dishwasher

Granite countertops

Living area and dining area

2 Spacious bedrooms

Large full bathroom

Separate heat and central air

2 Car garage (4 Tandem)

Separate brick paver patio with a privacy fence



EXTERIOR

Almost 2.5 acres of private, lake-front property!
 Superior landscaping
 Paver walkway
 Elevated front sitting porch
 Wood flooring
 Stacked-stone facade
 Lattice base
 Large patio overlooking the lake
 Stacked-stone fire pit
 80 Head in-ground sprinkler system

3-car attached garage in the main house
 Garage doors with windows
 Garage doors openers
 2-car detached garage/carriage house (4 Cars tandem)
 Garage doors with windows
 Garage doors openers
 Mature trees bordering the lot for incredible privacy
 Perennial gardens
 Oversized paved driveway
 Vinyl and cedar shakes




THE AUBREY GURI TEAM

505 BROADWAY, SARATOGA SPRINGS NY 12866

AUBREY GURI
LICENSED ASSOCIATE REAL ESTATE BROKER

PHONE: (518) 583.1212
EMAIL: AUBREY@GERALDINE.COM



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