

203 Union Ave, Saratoga Springs



Could Be A Private Residence w/9 Bdrms

Beautiful Queen Anne in Superior Condition
One of a Kind in Saratoga Springs
Relax in a Victorian Setting
Next to National Racing Museum
4 Unique Guest Rooms w/Private Baths
Fireplaces, Balconies, Porches
Many Common Area Rooms
Private Owners Suite

Gas Hot Air Heat/Wall A/C
Public Water & Sewer
5500 sq.ft. approx. & Built 1888
Lot 150x140 (.48 acres)
Total Taxes \$17,700 approx.

The Saratoga Sleigh Bed & Breakfast
Designed by renowned architect Newton Breeze
Overlooks Saratoga Race Course
Don't Miss This Opportunity!



Peter Buck - Buck Land & Cattle Co.

2 Stonebreak Rd, Malta, NY 12020

Office: 518-899-0065

www.bucklandandcattle.com

Offered At \$1,999,000

203 Union Avenue
Saratoga Springs, NY 12866

R. Newton Brezee designed this large Queen Anne Victorian home in 1888, overlooking the historic Saratoga Racetrack grounds. It sits on a large double lot with a magnolia, hawthorne, pink dogwood, crab and flowering purple plum trees, a fish pond with waterfall, a fenced-in private side yard, and a 50x50' lot with a garage across the back alley. There are new water mains, a complete sprinkler system and computer controlled smoke detectors, and is licensed for B&B operation.

FIRST FLOOR

FOYER

Entrance into the foyer is through a 4 ½ foot oak "Dutch" door into a large room with a terracotta fireplace, original paneled oak and parquet floor, and gracious stairs to the second floor.

LIVING ROOM

Large turret living room with high ceilings and crown molding, a fireplace with antique tiles, hardwood floors, and two 6 foot single pocket doors.

DINING ROOM

A 22 foot room with original paneled oak to chair rail, fireplace with oak mantel and beveled glass build-ins, double pocket doors to paneled hall.

BILLARD ROOM

Room with fireplace, carved cherry mantel, exposed brick wall and hardwood floors.

FAMILY ROOM

Warm, cozy and private family room with gas burning stove, beadboard chair rail and hardwood floors.

BATH

Original clawfoot tub, toilet and marble sink, with walnut wainscoting.

LAUNDRY

Main floor washer and dryer with shelves and storage.

COMPUTER PANTRY

Computer desk and shelves – pantry storage shelves.

KITCHEN

4 years young with beadboard cabinets, wainscoting, all appliances, and large original china cabinets – ample eat-in room.

PORCH

Glassed-in private porch overlooking private fenced side yard.

SECOND FLOOR

MASTER BEDROOM

This two-room suite with high ceilings and wall-to-wall carpeting has a fireplace, window seat, its own Juliet balcony overlooking the museum gardens, two closets, and a large private bathroom with a sunken tub, shower, and tile floor.

PORCH ROOM

A large front bedroom with crown molding, beautiful oak trim, wall-to-wall carpeting, walk-in closet, and a private bath, has its own screened-in porch overlooking the pond.

FOUR POSTER ROOM

Comfortable room with a mahogany carved mantled fireplace, wall-to-wall carpeting and a private bath with shower.

LILLIAN RUSSELL ROOM

Large two room suite with a 'Grand Union Hotel Wardrobe'. Fantastic private bath with original clawfoot bathtub and sink, and an 1887 needle shower, tile floor and four stained glass windows, designed by Lillian Russell in 1900.

SITTING AREA

Nice cozy area above the foyer and stairs, overlooking Union Avenue, with church pew, lots of plants.

THIRD FLOOR

STUDIO APARTMENT

Comfortable large room studio with kitchen L and appliances, private bath and entrance.

BEDROOM 1

Small children's room with slanted ceiling, closet, and wall-to-wall carpet.

BEDROOM 2

A very large 'turret' front bedroom with wall-to-wall carpet and closet.

BEDROOM 3

Large front room with wall-to-wall carpet, 2 under eaves closets.

BEDROOM 4

Large room with hardwood floors and closet.

BATH

Nice bathroom with shower and sink in antique oak bureau.

Third floor has its own gas furnace with room thermostats.

BASEMENT

Once a two bedroom apartment, it's now a large woodworking shop with a full bath and many rooms. Could be reversed – has a private entrance.