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HAMMER
— REALTY —

11 Thoroughbred Drive

Saratoga Springs, NY

Exclusively Presented by Hammer Realty

PRICE IMPROVEMENT

\$679,900

THE BIG EXPENSES ARE ALREADY DONE.

Personalize the finishes and make it your own.



MOVE-IN READY

Well-maintained home with confidence.



MAJOR CAPITAL INVESTMENTS ALREADY DONE

See details below.



PRIVATE COMMUNITY POOL & CLUBHOUSE

Exclusive for residents.



WALKABLE NEIGHBORHOOD

Sidewalks, friendly streets, and a true sense of community.



EXCEPTIONAL SARATOGA LOCATION

Enjoy one of Saratoga Springs' most desirable neighborhoods—an enclosed, walkable community with sidewalks, beautiful homes, and a true neighborhood feel. Walk to the private community pool and clubhouse while you're just minutes from downtown Broadway, Saratoga Race Course, Saratoga Spa State Park, SPAC, golf, the dog park, shopping, restaurants, and the award-winning Saratoga Springs School District.

Location. Location. **LOCATION.**

Experience the best of the Saratoga lifestyle.

MAJOR CAPITAL IMPROVEMENTS



NEW 50-YEAR ARCHITECTURAL ROOF 2024



NEW HIGH-EFFICIENCY GAS FURNACE 2026



NEW CENTRAL AIR-CONDITIONING SYSTEM 2026



NEW STAINLESS-STEEL RANGE AND MICROWAVE 2026



WHY THIS HOME STANDS OUT

- ✓ Major capital improvements already completed
- ✓ Exceptional Saratoga location
- ✓ Private wooded backyard
- ✓ Walkable neighborhood
- ✓ Community pool & clubhouse
- ✓ Move-in ready with room to personalize

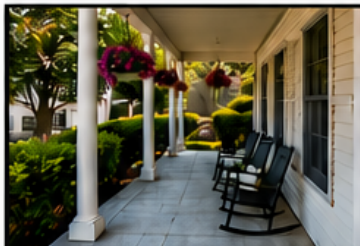
PROPERTY HIGHLIGHTS

- ✓ Private community pool and clubhouse for residents
- ✓ Full basement with excellent potential for future finishing
- ✓ Quintessential Saratoga front porch
- ✓ Natural stone patio
- ✓ Public water and sewer
- ✓ Natural gas



SOLAR POWER PURCHASE AGREEMENT (PPA)

- Approx. \$35/month
- Lower electric costs
- Ask listing agent for utility history and PPA details



QUINTESSENTIAL FRONT PORCH



NATURAL STONE PATIO



PRIVATE POOL & CLUBHOUSE



PRIVATE BACKYARD

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Relationships first.
Integrity always.
Results.

Information deemed reliable but not guaranteed. Buyers should independently verify all information.