

# - Cady Hill -

40 Geysers Road, Saratoga Springs, NY 12866



## The Grounds

- ◆ 120+ Acres
- ◆ Zoned Rural Residential (RR)
- ◆ Immaculately manicured rose gardens, featuring the perfectly-shaped bloom, the Marylou Whitney Rose
- ◆ Stunning landscaping with lilacs, rhododendrons, arborvitae, and mature trees
- ◆ 4 Fountains
- ◆ 3 Gazebos
- ◆ Private and serene park-like setting
- ◆ Sprinklers in main house front and side lawns, pool house, tennis court, chapel, and rose garden
- ◆ Gate House
- ◆ 2 Electric entrance gates, front and back

- ◆ Heated 9 car detached garage with car wash, diesel tank, and full-property generator (generator excludes Back Gate House)
- ◆ Heated 2 car detached garage
- ◆ Tennis Courts
- ◆ Root cellar and windmill
- ◆ Maintenance shop with loft and 3 horse stalls
- ◆ Multiple safes on property

## The Main House - Overview

- ◆ Built in 1851
- ◆ 6,218 SF
- ◆ 7 Beds
- ◆ 7 Full baths, 2 half baths

julie&co.  
REALTY LLC.

Julie A. Bonacio | Broker/Owner  
Julie@Bonacio.com | c: 518.701.5080



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## The Main House - Overview, Cont.

- ◆ 3 Covered Porches
- ◆ Carport
- ◆ Custom window treatments throughout
- ◆ Full Mahoney fire and alarm system
- ◆ 1977 51" Tall umbrella fountain
- ◆ Furniture included  
(no accessories, artwork, or personal items)

## The Main House - First Floor

- ◆ Foyer:
  - ◆ Chandelier
  - ◆ Black and White Marble floor
  - ◆ Staircase with Stark carpeting and velvet wrapped handrail
- ◆ Saratoga Room with Stark carpet
- ◆ 4-Season South Porch with Stark carpet
- ◆ Formal Dining Room with hand painted wallpaper and crystal chandelier
- ◆ Powder bath with black and white marble tile
- ◆ Kitchen:
  - ◆ Eat-in Kitchen
  - ◆ Kitchen island
  - ◆ Quartz counters
  - ◆ Double farmhouse sink
  - ◆ Marble corner prep sink

- ◆ 6 Burner Viking gas stove with griddle and double oven
- ◆ Range hood
- ◆ Bosch Dishwasher
- ◆ GE refrigerator
- ◆ KitchenAid ice maker
- ◆ Garbage Disposal
- ◆ Walk-in cooler
- ◆ Open shelf pantry
- ◆ Wide plank hardwood floor
- ◆ Wood beams
- ◆ Electric fireplace
- ◆ Mini-split
- ◆ Paddle fans
- ◆ Back staircase to second floor
- ◆ Butlers Pantry with hardwood floors, glass-front display cabinets, open shelving, stainless steel sink, and refrigerator
- ◆ Formal Living Room with hardwood floors and wood burning fireplace
- ◆ 4-Season North Porch with painted French doors, large picture windows, and hardwood floors
- ◆ Library with wide plank floors, marble electric decorative fireplace insert, large picture window, hand-painted built-ins, and custom built-in mini-split heat/air conditioning

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## The Main House - Second Floor

- ◆ First Primary Bedroom:
  - ◆ Sitting room
  - ◆ Double door entry to sleeping quarters
  - ◆ Venetian-finished walls
  - ◆ Curved walls
  - ◆ Electric fireplace insert, not a heat source
  - ◆ En-suite bath with hand-carved marble Sherle Wagner tub, toilet, and pedestal sink with rose quartz and gold fixtures, hardwood floor, and chandelier
  - ◆ Double Walk-in Closet
  - ◆ Balcony with French doors
- ◆ Second Primary Bedroom:
  - ◆ Electric fireplace insert, not a heat source
  - ◆ Curved walls
  - ◆ 2 Closets
  - ◆ En-suite bath with marble sink, glass shower doors, mosaic tile floor, polished marble walls, seat, and thermostatic shower system with rain showerhead and wall-mounted body sprays
  - ◆ Balcony with French doors

- ◆ Staff quarters:
  - ◆ 1 Bedroom
  - ◆ Full bath with shower
  - ◆ Hall storage area with mini-refrigerator

## The Main House - Third Floor

- ◆ Bedroom with ensuite shower, sitting area, and curved walls
- ◆ Bedroom with ensuite shower, sitting area, curved walls, and walk-in linen closet with an additional storage area
- ◆ Full bath with tub

## The Main House - Fourth Floor

- ◆ Bedroom with closet and fire escape
- ◆ Bedroom with closet
- ◆ Full bath with shower
- ◆ Hall closet

## The Main House - Basement

- ◆ Craft/wrapping room with open storage shelving
- ◆ Half bath
- ◆ Haier refrigerator and GE freezer
- ◆ Electrolux—2 washers and 2 dryers

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## The Main House - Basement, Cont.

- ◆ Storage room and cabinets throughout, with double utility sink
- ◆ Wine room with open shelving and original brick walls
- ◆ Mechanicals
- ◆ Bilco door

## The Chapel

- ◆ Alter
- ◆ Pews
- ◆ Wide plank floors and wood beams
- ◆ Paddle fans
- ◆ Organ

## The Pool House

- ◆ Breezeway from main house, with panels to enclose, heated
- ◆ Heated pool
- ◆ Sitting area with wet bar, built-ins, 2-burner electric cooktop, refrigerator, microwave, and large screen TV
- ◆ 2 Changing rooms with full baths, with showers
- ◆ Gym with skylight and sliding door
- ◆ Sliding doors accessing the grounds

## The George Washington Tavern

- ◆ 504 SF
- ◆ Kitchenette with mini-refrigerator, 2-burner electric cooktop, and butcher block counters
- ◆ Poker card room
- ◆ Full bath with shower
- ◆ Wide plank floors
- ◆ Decorative potbelly stove

## Front Gate Ranch House

- ◆ 1,152 SF
- ◆ Living room with bay window
- ◆ 3 Beds
- ◆ 1.5 Baths
- ◆ Laundry with whirlpool washer and dryer with storage below
- ◆ Kitchen with Frigidaire refrigerator, range hood, electric range and oven, and microwave
- ◆ Deck
- ◆ Natural gas, electric heat

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## Back Gate Ranch House

- ◆ 960 SF
- ◆ 3 Beds
- ◆ 2 Baths
- ◆ Kitchen
- ◆ Partially finished basement
- ◆ Electric heat
- ◆ All furniture, accessories, artwork, refrigerator, microwave, washer, and dryer are excluded from sale

## The Office

- ◆ Slate and metal roof
- ◆ Four private offices

- ◆ Reception area
- ◆ Sitting Room with microwave and mini-refrigerator
- ◆ Half bath
- ◆ Open loft storage with wood beams on second floor
- ◆ Attached Staff Quarters:
  - ◆ 2 Bedrooms
  - ◆ 1 Full bath
  - ◆ Sitting room
  - ◆ Kitchen with solid surface countertop, double sink, GE electric range and oven, and Whirlpool washer and dryer
  - ◆ Kitchenette with GE cook-top, microwave, refrigerator, breakfast bar, and storage



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