



## saratoga skyline - Urban Lifestyles -

**Welcome to 78 Church**, your answer to luxury, maintenance-free living in Downtown Saratoga Springs! Located just three blocks from Broadway and within minutes of fine dining, shopping, and entertainment, 78 Church is ideally situated in Saratoga's west side.

This newly constructed building features 2 commercial units, a gym, a community/meeting room, and a common area rooftop deck for condo residents. Each of the 23 residential units within 78 Church is well-appointed, with high end finishes throughout! Enjoy expansive terraces, perfect for spending a warm summer evening outside. Inside, each condo will be finished with a gas fireplace, stainless steel appliance package, quartz countertops, recessed lighting, hardwood floors throughout, and tiled showers. A parking spot is included in the purchase price. Additional storage is available to purchase as well.

Starting at \$1.17M, these 2 and 3 bedroom condos have an expected occupancy of Fall 2025. No matter your needs, let us find the perfect unit at 78 Church for you!

**Bonacio Construction, an award-winning builder** of residential, condominiums and commercial structures since 1988, has worked on projects large and small, grand and modest. Inside every structure, you will discover the hallmarks of the Bonacio approach: value, integrity, attention to detail and a team approach that brings out the best in any building. Bonacio Construction brings a wealth of experience to all their condominium projects.

**Julie & Co. Realty's mission is to provide our clients with an exemplary experience** by delivering the utmost attention to detail. Our agents will provide accurate, up-to-date market conditions, skilled analysis, and sound real estate advice. We will continue to provide our agents with innovative new ideas and tools that will benefit both the agents' and clients' expectations.

**For more information, please contact Julie A. Bonacio, Broker/Owner, at c: 518.701.5080 or [Julie@Bonacio.com](mailto:Julie@Bonacio.com)**

*THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR - FILE NO. CD24-0190. ALL MEASUREMENTS ARE APPROXIMATIONS*

*78 Church Street, LLC reserves the right to change or substitute at equal value any or all construction related items during the building process as they deem necessary. Plans, elevations, specifications and finish schedules are all subject to change without notice.*