

2 Stable Ln, Saratoga Springs, NY

Improvements July 2021 – Present

Professionally updated by Beverly Tracy Home Design:

Replaced all carpeting (plus primary bedroom carpeting replaced Jan 2026)

Refinished all wood floors

Painted all interior walls

Installed dining room wainscotting and wallpaper

Painted built-in cabinetry throughout and replaced hardware

Replaced light fixtures and ceiling fans throughout

Installed new window treatments in downstairs office, dining room, guest bath, and all upstairs bedrooms

Replaced oven/range

Installed backyard fence

Replaced sump pump and relocated outdoor sump discharge

Replaced water softener

Replaced basement dehumidification system

Added whole home humidification system

Installed modern steel garden raised beds

Replaced 3-season room flooring

Installed 120A garage electric service expansion panel and Tesla EV charger

* roof replaced by previous owner ~2020

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Appliances and Furnishings

Included with sale:

All wall mounted TVs (4)

Kitchen appliances (Fridge, stove, micro, dishwasher)

Hot tub

Steel fire pit

Negotiable:

Furnishings throughout

Washer and dryer

Riding lawnmower & snowblower

Garage storage cabinet system

Basement storage shelving