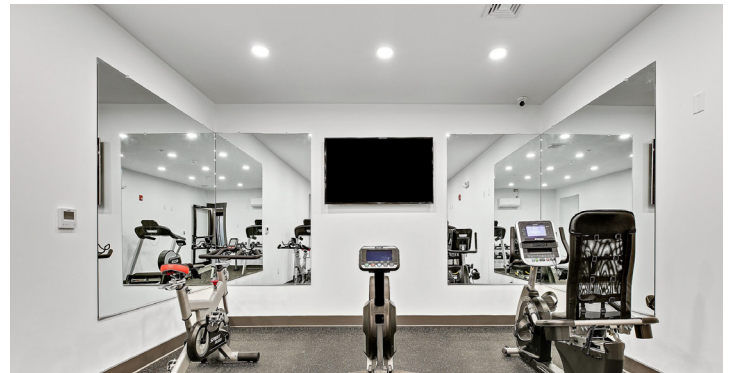




116 WEST AVENUE
Urban Living Redefined • thewestsaratoga.com

THE WEST

Condominiums and Office Space
116 West Avenue, Saratoga Springs, NY



The complete offering terms are in an offering plan available from the sponsor - File No. CD18-0339



The Scott Varley Team

Associate Real Estate Broker
c: 518.281.6808 | ScottVarley.com
382 Broadway, Saratoga Springs, NY 12866

kw CAPITAL DISTRICT
KELLERWILLIAMS
Each office independently owned and operated

All dimensions are approximate and subject to change. We reserve the right to change elevations, specifications and plans without prior notice. Plans show optional items. Renderings are artist conceptions. Information deemed reliable but not guaranteed. Revised 12.1.23



116 WEST AVENUE

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GENERAL INFORMATION

- 4 Stories
- 34 Two-bedroom condominiums
 - 12 residences on 2nd floor
 - 12 residences on 3rd floor
 - 10 residences on 4th floor
 - Ranging from 1,100 square feet to 1,600 square feet
- 4,000 feet of office space
 - 150+ feet of frontage along West Avenue
- Rooftop Terrace on 4th floor for Penthouse Suites
- Outdoor Pool on 3rd floor
- Indoor covered resident parking in rear of first floor
- \$312 HOA fee. Includes trash, exterior & common space maintenance, snow
- Website: TheWestSaratoga.com



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SARATOGA

ROOFTOP POOL

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INTERIORS

FLOOR PLAN A



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SARATOGA

INCLUDED FEATURES

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LOCATION

- 5 Minutes to Downtown Saratoga
- 4 Minutes to Saratoga Hospital
- 7 Minutes to Saratoga Racetrack
- 2 Miles to Bike Trails
- 3 Minutes from Saratoga Spa Park
- 8 Minutes to Saratoga Casino
- 10 Minutes to Interstate 87
- 40 Minutes to Albany

EXTERIOR

- Andersen Windows
- Andersen Sliding Doors
- Brick Masonry
- Hardie Cement Siding
- Metal Wall Panels
- Private Balconies (All Units)
- Premium Trex Decking
- Deck Privacy Screens
- Under Deck Covering
- Custom Steel Railings
- Bike Racks
- Surveillance Cameras

COMMON AREAS

- Heated Private Garage
- Remote Car Access to Garage
- Elegant Main Lobby / Marble Tile
- Decorator Black Iron Chandeliers
- Outdoor Patio @ 1st Floor
- Public Space @ West Ave.
- Roof Deck Pool @ 3rd Floor
- Fitness Room @ 2nd Floor
- Private Shared Lounge @ 3rd Floor
- Oversized Elevator
- Three Stairwells
- Indoor Mail Room
- Surveillance Cameras

CONDO UNITS

- Schlage WIFI Entry Locks
 - Secure remote access from anywhere
 - Integrates with other smart technology in your home
 - Works with Schlage Home app. Key by Amazon and Amazon Alexa
 - Nest thermometer - control heating & cooling from your phone

CONDO UNITS cont'd

- 9 Foot Ceilings
- 5 Panel Interior Doors
- (3) Sherwin Williams paint colors throughout as standard
- Satin Nickel Hardware
 - Diamond Vibe Cabinetry
 - Builder Standard Options
 - All Wood Construction
 - Maple w/ Paint & Stain Options
 - Soft Close Doors & Drawers
 - Crown Molding
 - Butler Pantry Option (Per Plan)
- Pre-Wired For Undercabinet Lights
- Kohler Plumbing Fixtures/Faucet
- Cabinetry Island or Peninsula
- Quartz or Granite Countertops
- Tile Kitchen Backsplashes
- Stainless Steel Appliances—G.E. Conventional
 - Gas Range, Hood, Fridge, Dishwasher, Microwave
- Wood Base & Door Trim
- Flooring
 - Builder Standard Options
 - High Definition wide plank LVP (Luxury Vinyl Plank) or Wide Plank Hardwood Flooring
 - Soundproofing Underlayment
- Porcelain Floor Tile @ Baths
- Porcelain Wall Tile @ Showers
- Porcelain Wall Tile @ Tubs
- Glass Shower Door
- California Closets
- Carrera Marble Windowsills
- Efficient HVAC Units
- 50 Gallon Hot Water Heaters
- Smoke/ Monoxide Detectors
- CAT 6 Data Wiring
- Decorator Brushed Nickel Lighting
- Decora Electrical Devices
- A Phone from Main Entrance
- WIFI Ready
- 2 hrs. Interior Design Assistance
- 3 paint colors of the buyer's choosing

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382 Broadway, Saratoga Springs, NY 12866

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SARATOGA

* Depending on location in building, square footage and layout may vary.

RESIDENCE 203 FLOOR PLAN B

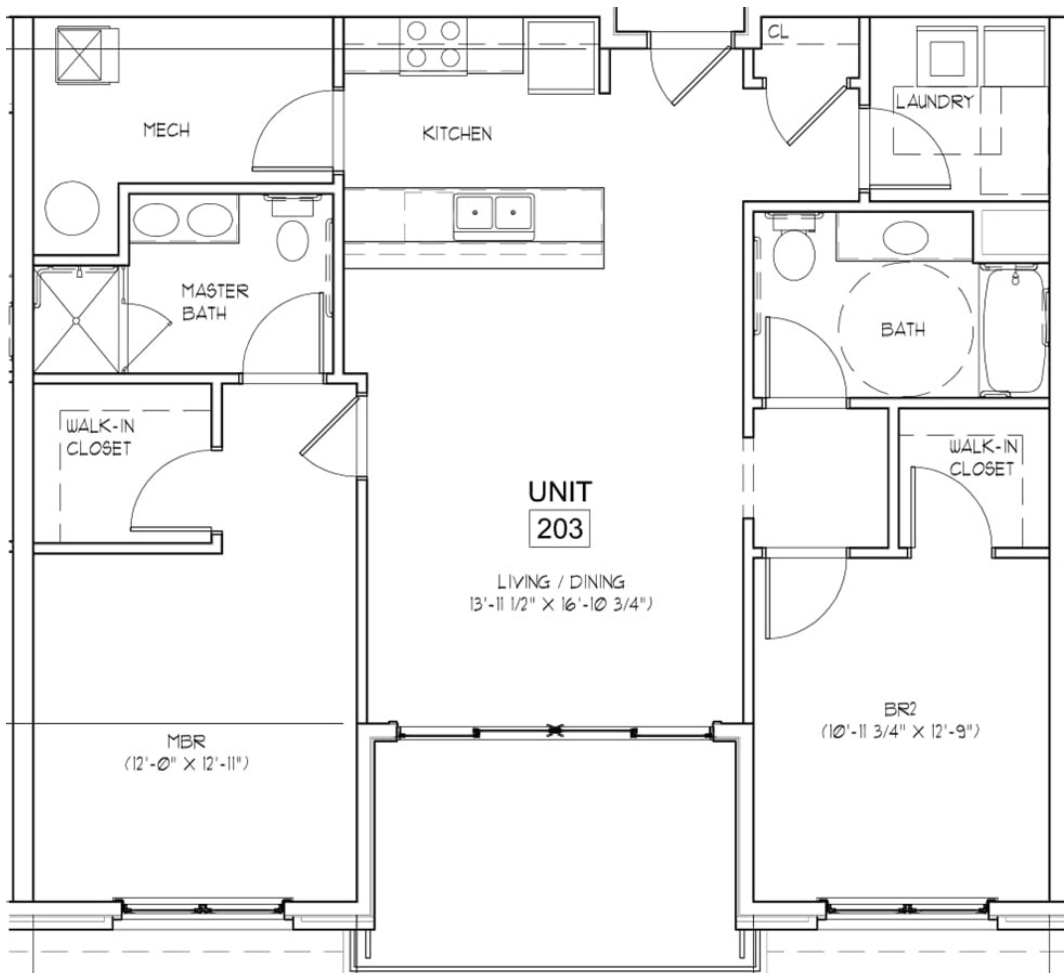
Rooftop Pool • Lounge Area • Covered Indoor Parking • Balconies

Urban Living Redefined



- 1,165-1,226 Square Feet
- 2 Bedrooms
- 2 Bathrooms
- 2nd, 3rd, 4th Floors

203, 204, 205, 206, 207, 208, 209, 210, 211, 303, 304, 305, 306, 307, 308, 309, 310, 311, 403, 404, 405, 406, 407, 408, 409



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353 Broadway, 5th Fl, Saratoga Springs, NY 12866

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116 WEST AVENUE

LOT HOLD AGREEMENT

Received this _____ day of _____, 20____, from

residing at _____

a deposit of \$_____, on Unit # _____. In consideration of receipt of such sum, West Ave Development Saratoga, LLC hereby agrees not to offer said Unit #_____ for sale for _____ days. This is a non-binding deposit and is fully refundable if a contract is not entered into by the end of the hold term and provided the Offering Plan for "The West" is returned. Checks will be returned within ten (10) business days of the request for same, provided the Offering Plan is returned.

WEST AVE DEVELOPMENT SARATOGA, LLC

Buyer Date

By: _____
John DiScipio, Principal of Sponsor

Buyer Date



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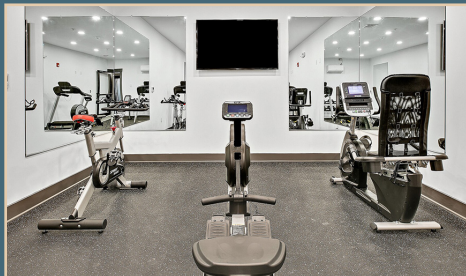
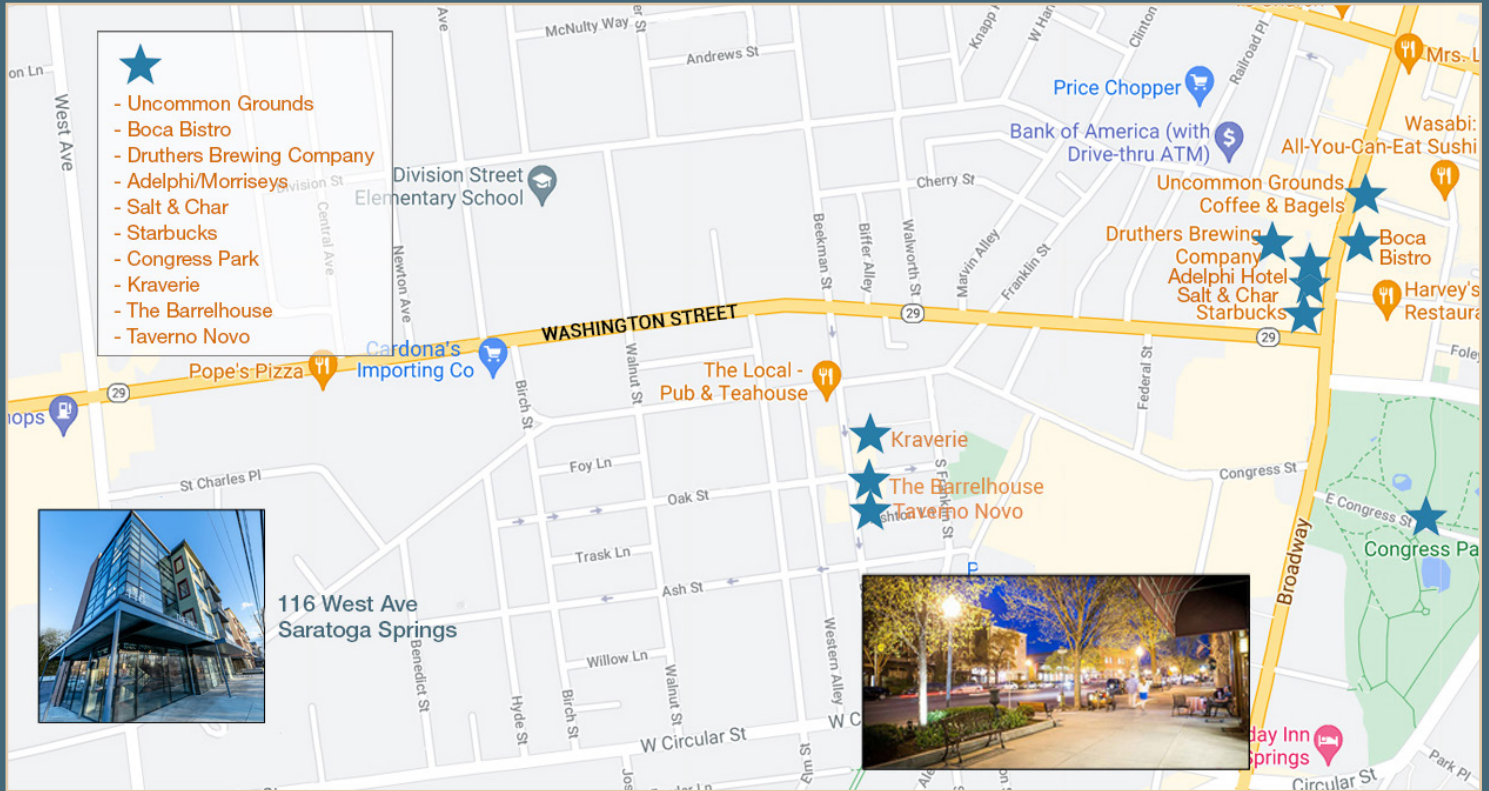
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REAL ESTATE Licensed Associate Real Estate Broker
518.281.6808 | SCOTTVARLEY.COM

kw CAPITAL
DISTRICT
KELLERWILLIAMS.



Brand new condos less than a mile to Broadway

An easy Saratoga lifestyle is closer than you think!



Scott Varley

Licensed Assoc. R.E. Broker

C: (518) 281-6808

E. scottvarley@kw.com

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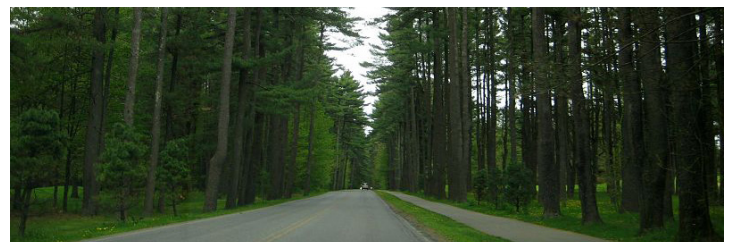
LOCATION

Urban Living Redefined • thewestsaratoga.com

CLOSE TO EVERYTHING SARATOGA HAS TO OFFER

The West is located at 116 West Avenue in Saratoga Springs, NY, close to everything Saratoga has to offer.

The West Saratoga is two blocks from Broadway, one mile from Downtown Saratoga, 2 miles from Saratoga Race Course and 2.5 miles from the Saratoga Casino Hotel. The Saratoga Performing Arts Center (SPAC) is 2 miles away and Saratoga Spa State Park is only 3 miles away and walking distance to train station to NYC.



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