



\$669,980

## 1 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

Under construction now! The Expanded Hazel model at 1 Balsam Court is currently under construction and offers 2,350 square feet of well-designed living space. This home features four bedrooms and two-and-a-half baths, along with a full front porch and a 12' x 12' pressure-treated rear deck. Interior highlights include upgraded flooring throughout, enhanced finishes and lighting, and a thoughtfully designed kitchen with an upgraded island, tile backsplash, and appliance package with a gas stove. A great opportunity to own a brand-new home with quality upgrades throughout. Walking trails, community park area, sidewalks & street lights are just a few of the amazing things we offer. Front exterior photo is of this home (landscaping enhanced with AI). Other photos are of a previously [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 3 months ago

**List Office Name:** Tailored Real Estate Group

**List Agent Office Phone:** 518-469-0757

**County:** Saratoga

**Subdivision Name:** Timber Creek Preserve

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 13

**Bathrooms:** 3 baths

**Year built:** 2025

**MLS ID:** 202611294

**List Agent Email:** denisedesalvatore@gmail.com

**Days On Market:** 73

**Living Area sqft:** 2350

**Lot Size Acres:** 0.2 acres

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15776&lang=en-US>

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## Directions

**Directions:** From Northway Exit 11, west on Round Lake Rd, Left on East Line Rd. Site is on the right.

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Basement:** Full, Unfinished

**Architectural Style:** Colonial

**Patio & Porch:** Pressure Treated Deck, Deck, Front Porch, Porch

**Garage Spaces:** 2

**Roof:** Asphalt

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## Interior Features



**Floor Covering:** Carpet, Laminate, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Tray Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Upper Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Garage Door Opener

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.2

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

**Sewer:** Public Sewer

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$165

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Quarterly

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$12,000 **Tax Block:** 1

**Tax Lot:** 37

**Tax Tract:** 249.68

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## School Information

**Elementary School:** Chango

**High School:** Shenendehowa

**High School District:** Shenendehowa

