



\$719,980

10 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

Under Construction Now! This 2,350 sq ft home blends classic design with modern comfort and comes with a full list of included upgrades. The first floor offers formal living and dining rooms plus a bright, open family room and breakfast area connected to the upgraded kitchen, complete with a center island, stainless steel appliances including a gas range, and stylish finishes. Upstairs, enjoy four bedrooms, 2.5 baths, and a convenient laundry room. The primary suite features a walk-in closet and a tiled shower. Step outside to your 12x12 deck, ideal for gatherings or quiet mornings. Located in Timber Creek Preserve, Ballston Lake, you'll love the scenic trails, green space, and unbeatable convenience to shopping, dining, and the Northway. Don't miss the opportunity [...]

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

Basics



Date added: Added 4 months ago

MLS ID: 202611803

List Office Name: Tailored Real Estate Group

List Agent Email: denisedesalvatore@gmail.com

List Agent Office Phone: 518-469-0757

Days On Market: 86

County: Saratoga

Living Area sqft: 2350

Subdivision Name: Timber Creek Preserve

Lot Size Acres: 0.16 acres

Category: Residential

Type: Single Family Residence

New Construction: 1

Status: Active

Total Rooms: 13

Bedrooms: 4 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Year built: 2025

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=16747&lang=en-US>

Directions

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

Building Details

Construction Materials: Vinyl Siding **Patio & Porch:** Pressure Treated Deck, Deck, Front Porch, Porch

Garage: 1

Garage Spaces: 2

Basement: Full, Unfinished

Roof: Asphalt

Architectural Style: Colonial

Interior Features



Floor Covering: Carpet, Laminate, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: 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

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: 0.16

Amenities & Features

Utilities: Cable Available, Underground Utilities

Water: Public

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

Sewer: Public Sewer

HOA Amenities: None

Fees

HOA Fee: \$165

HOA Fee Includes: Other

HOA Fee Frequency: Quarterly

Financial



Possession: At Closing

Special Listing Conditions: Required Reg Policy

Tax Annual Amount: \$13,000 **Tax Block:** 1

Tax Lot: 49

Tax Tract: 249.68

School Information

High School: Shenendehowa

High School District: Shenendehowa

