



\$464,800

## 1046 LAURAL LANE, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

This beautifully maintained home features thoughtful updates both inside and out. A stamped concrete walkway and porch create a warm first impression as you arrive. Inside, you'll find newer windows throughout, along with fresh flooring that includes rich Brazilian cherry hardwood, elegant porcelain tile, and upgraded carpet. The kitchen boasts granite countertops and stainless steel appliances. The finished basement offers excellent additional recreational space. Upgraded Aprilaire Whole House humidifier means year round comfort. Outside, the sellers have made significant investments in the backyard, including a stunning heated saltwater inground pool (with over \$100,000 spent), a spacious 12x26 shed, a new vinyl fence, and a beautiful stamped concrete patio with fire pit-creating the perfect setting for entertaining and relaxation. A newer septic system [...]

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



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## Basics

**Date added:** Added 20 hours ago

**MLS ID:** 202616246

**List Office Name:** Laviano & Associates Real Estate Group

**List Agent Email:** nalivodic@lavianorealty.com

**List Agent Office Phone:** 518-577-4034

**County:** Saratoga

**Living Area sqft:** 1300

**Lot Size Acres:** 0.47 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 10

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 1 half bath

**Year built:** 1989

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## Directions

**Directions:** From E High St, Left onto Laural Ln. Property on the right

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## Building Details

**Construction Materials:** Vinyl Siding **Garage:** 1

**Attached Garage:** 1

**Garage Spaces:** 1

**Basement:** Full, Interior Entry

**Roof:** Asphalt, Shingle

**Architectural Style:** Colonial

**Fencing:** Vinyl, Back Yard, Fenced, Full, Gate, Privacy

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## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Hardwood, Vinyl

**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Appliances:** Dishwasher, Gas Oven, Humidifier, Oven, Range, Range Hood, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

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

**Lot Size Area:** 0.47

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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

**Pool Features:** Other, In Ground, Salt Water

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,050.50

**Tax Block:** 3

**Tax Lot:** 5.000

**Tax Tract:** 217.06

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

