



\$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
- Pending



Basics

Date added: Added 2 months ago

List Office Name: Laviano & Associates Real Estate Group

List Agent Office Phone: 518-577-4034

County: Saratoga

Lot Size Acres: 0.47 acres

Type: Single Family Residence

Total Rooms: 10

Bathrooms: 2 baths

Year built: 1989

MLS ID: 202616246

List Agent Email: nalivodic@lavianorealty.com

Days On Market: 1

Living Area sqft: 1300

Category: Residential

Status: Pending

Bedrooms: 3 beds

Half baths: 1 half bath

Directions

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

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

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

Exterior Features

Parking: Attached, Driveway

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.47

Amenities & Features

Sewer: Septic Tank

Water: Public

Pool Features: Other, In Ground, Salt Water

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

School Information

High School: Ballston Spa

High School District: Ballston Spa

