



\$719,980

11 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

Under construction now – quick delivery! Photos are of a previously built home and may reflect upgrades or selections not included with this property. Situated on a private cul-de-sac, this beautiful ranch home is surrounded by lush landscaping, walking trails, sidewalks, streetlamps, and woods bordering the homesites. This is the finished price and includes all upgrades listed under the documents. Room dimensions are rounded to the nearest square foot and are intended to provide a general sense of scale. Superior new construction featuring a custom kitchen with granite countertops, Coretec flooring, and an open-concept layout offering 3 bedrooms and 2 full baths.

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

Basics



Date added: Added 3 months ago
List Office Name: Tailored Real Estate Group
List Agent Office Phone: 518-469-0757
Living Area sqft: 2200
Lot Size Acres: 0.2 acres
Type: Single Family Residence
Status: Active
Bedrooms: 3 beds
Half baths: 0 half baths

MLS ID: 202613945
List Agent Email: denisedesalvatore@gmail.com
County: Saratoga
Subdivision Name: Timber Creek Preserve
Category: Residential
New Construction: 1
Total Rooms: 10
Bathrooms: 2 baths
Year built: 2025

Directions

Directions: Exit 11 west on Round Lake Rd. Left on Eastline Rd, 1st Right into Timber Creek Preserve

Building Details

Construction Materials: Stone, Vinyl Siding
Garage: 1
Garage Spaces: 2
Roof: Asphalt
Architectural Style: Custom, Ranch
Patio & Porch: Pressure Treated Deck, Deck, Porch
Attached Garage: 1
Basement: Full, Unfinished
Windows: Egress Window
Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Laminate, Vinyl

Cooling: Central Air

Fireplace: 1

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

Laundry Features: Laundry Room, Main 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: Attached, Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Cleared, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.2

Amenities & Features

Utilities: Cable Available, Underground Utilities

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: 200+ Amp Service

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

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: 42

Tax Tract: 249.68

School Information

Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

