



\$419,900

12 FORESTBROOK DRIVE, BALLSTON, NY 12019

<https://fallatigroup.com>

- 3 beds
- Townhouse
- Residential
- Active

Your Search is Over & You Can Be Moved in for the Holidays! Welcome to this Newer Custom Ranch Town Home in the Desirable 'Phase 1 of Timbercreek Preserve' in the Convenient Exit 11 Location! This One Level Ranch Plan offers over 1,400 sq.ft w/3 Bedrooms~2 Full Bathrooms & Full Basement! Entertain in the Great Room w/Soaring Cathedral Ceiling, Gas FP w/Hidden Conduit for TV Wires, & a Custom Kitchen w/Granite Countertop~Large Island w/Stool Seating, & Dining Area w/Picture Windows & Tons of Natural Light. Pantry Closet & Laundry off Kitchen, Hardwood Floors Throughout, & Recess Lighting. Primary Suite w/Upgraded Tray Ceiling, Your Dream Size Closet, EnSuite Bathroom w/2 Sinks & Shower w/Glass Door. Rear French Door Leading to Deck w/Retractable Awning [...]

Basics



Date added: Added 2 months ago

MLS ID: 202429727

List Office Name: Fortune Realty Group, LLC

List Agent Email: jennifer@fortunerealtygroup.com

County: Saratoga

Living Area sqft: 1420

Subdivision Name: Timber Creek Preserve

Lot Size Acres: 0.11 acres

Lot Size Dimensions: 0.11

Category: Residential

Type: Townhouse

Status: Active

Total Rooms: 12

Bedrooms: 3 beds

Half baths: 0 half baths

Year built: 2015

Zoning: Single Residence

Directions

Directions: I87 Exit 11 Round Lake Rd, West on Round Lake Rd, Go through Roundabout, Go through the Next Light of Eastline Rd. Take the Next Left into Timbercreek Preserve onto Forestbrook Dr. Go through the stop sign & home is on the Right. NO SIGN.

Building Details

Construction Materials: Stone, Vinyl Siding

Patio & Porch: Awning(s), Deck, Front Porch, Porch

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Full, Interior Entry, Unfinished

Roof: Asphalt

Windows: Screens, Blinds, ENERGY STAR Qualified Windows

Property Condition: Updated/Remodeled

Architectural Style: Duplex-Side by Side, Ranch, Townhouse

Doors: French Doors

Fencing: None

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood

Heating: Forced Air, Natural Gas

Cooling: Central Air

Appliances: Built-In Electric Oven, Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Washer/Dryer

Fireplace: 1

Fireplace Features: Gas, Living Room

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

Above Grade Finished Area Source: Plans

Laundry Features: Laundry Closet, Main Level

Bathrooms Full: 2

Bathrooms Total: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.11

Lot Features: Sprinklers In Front, Views, Cleared, Landscaped

View: Pond, Trees/Woods, Forest

Amenities & Features

Utilities: Cable Available, Underground Utilities

Sewer: Public Sewer

Water: Public

Electric: Underground, 200+ Amp Service, Circuit Breakers

HOA Amenities: None

Other Equipment: Irrigation Equipment

Security Features: Other, Smoke Detector(s), Security System, Security System Owned, Carbon Monoxide Detector(s)

Fees

HOA Fee: \$600

HOA Fee Frequency: Annually



Financial

Possession: Other, At Closing

Tax Annual Amount: \$2,795.81

Tax Lot: 23.002

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 249.44

School Information

Elementary School: Chango

High School District: Shenendehowa

High School: Shenendehowa

