



\$463,900

12 FORESTBROOK DRIVE, BALLSTON, NY 12019

<https://fallatigroup.com>

- 3 beds
- 2 baths
- Townhouse
- Residential
- Active

Beautiful newer custom ranch townhome in desirable Timbercreek Preserve! Enjoy easy one-level living with a full basement and open floor plan featuring a cathedral-ceiling living room with gas fireplace and an updated modern kitchen with large island seating, and new appliances. Additional highlights include beautiful new hardwood floors, fresh paint, updated light fixtures, refreshed baths, and a primary suite featuring a tray ceiling, walk-in closet, and a luxurious en suite bath. Relax on the rear deck with retractable awning and new fenced yard.

Community features a center gazebo, 80 acres of preserved land, and 3 miles of walking & bike paths. Minutes to the Northway, Saratoga, and conveniences!

Basics



Date added: Added 5 days ago

List Office Name: Miranda Real Estate Group Inc

List Agent Office Phone: 305-283-7233

County: Saratoga

Subdivision Name: Timber Creek Preserve

Category: Residential

Status: Active

Bedrooms: 3 beds

Half baths: 0 half baths

MLS ID: 202527495

List Agent Email: acaronrealestate@gmail.com

Days On Market: 4

Living Area sqft: 1420

Lot Size Acres: 0.11 acres

Type: Townhouse

Total Rooms: 9

Bathrooms: 2 baths

Year built: 2015

Directions

Directions: West on Round Lake from Exit 11, left on Timbercreek Preserve onto Forestbrook Dr. NO SIGN.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Property Condition: Updated/Remodeled

Doors: French Doors

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

Attached Garage: 1

Basement: Full, Unfinished

Windows: Screens, Blinds, ENERGY STAR Qualified Windows

Architectural Style: Ranch

Fencing: Full

Interior Features



Floor Covering: Ceramic Tile, Hardwood

Cooling: Central Air

Fireplace: 1

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

Bathrooms Full: 2

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator, Washer/Dryer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: CRS

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Sprinklers In Rear, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.11

View: Trees/Woods

Amenities & Features

Sewer: Public Sewer

Electric: Underground, 200+ Amp Service, Circuit Breakers

Other Equipment: Irrigation Equipment

Water: Public

HOA Amenities: None

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

Fees

HOA Fee: \$616.86

HOA Fee Includes: Other

HOA Fee Frequency: Annually

Financial



Possession: At Closing

Tax Annual Amount: \$6,067.05

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

