



\$739,000

12 MAGNOLIA WAY, BALLSTON, NY 12019

<https://fallatigroup.com>

This exceptional custom-built home is a true standout in one of the area's most sought-after neighborhoods, offering scenic private green space and walking trails. Situated on a large peaceful lot, this home is meticulously maintained and thoughtfully upgraded throughout, showcasing a beautiful kitchen layout complete with a butler's pantry and newer stainless-steel appliances—perfect for both everyday living and elegant entertaining. Featuring five+ spacious bedrooms, including a luxurious primary suite, and the convenience of second-floor laundry, every detail has been designed with comfort and functionality in mind. The finished lower level offers incredible flexibility, complete with 2 egress windows, a full bath, two additional bedrooms, and a versatile multipurpose space—ideal for guests, extended living, or a private retreat within the home.

- 5 beds
- 4 baths
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 3 weeks ago

MLS ID: 202616123

List Office Name: Signature One Realty Group LLC

List Agent Email: marykgreenfield@gmail.com

List Agent Office Phone: 518-598-6911

Days On Market: 7

County: Saratoga

Living Area sqft: 3159

Subdivision Name: Avendale

Lot Size Acres: 0.49 acres

Category: Residential

Type: Single Family Residence

Status: Active

Total Rooms: 18

Bedrooms: 5 beds

Bathrooms: 4 baths

Half baths: 0 half baths

Year built: 2005

Zoning: Single Residence

Directions

Directions: I-87 Northway exit 11 to north on Ruhle Rd S. to right on Goldfinch to right on Candlewood to right onto Magnolia Way.

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Patio

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Bilco Doors, Finished, Full, Heated, Slab

Roof: Shingle

Windows: Screens, Blinds, Curtain Rods, Double Pane Windows, Drapes, Egress Window

Property Condition: Updated/Remodeled

Architectural Style: Colonial, Contemporary

Doors: French Doors, Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Wood

Heating: Forced Air, Natural Gas

Cooling: Central Air

Appliances: Ice Maker, Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Washer/Dryer, Water Purifier, Water Softener

Fireplace: 1

Fireplace Features: Family Room, Gas

Interior Features: High Speed Internet, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Dry Bar, Eat-in Kitchen

Above Grade Finished Area Source: CRS

Laundry Features: Laundry Room, Upper Level

Bathrooms Full: 4

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved, Storage

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.49

Lot Features: Road Frontage, Sprinklers In Front, Sprinklers In Rear, Views, Cleared, Landscaped

View: Meadow

Amenities & Features

Utilities: Cable Available

Sewer: Public Sewer

Water: Public

Electric: Generator

HOA Amenities: Recreation Facilities

Security Features: Smoke Detector(s), Security System

Fees

HOA Fee: \$555

HOA Fee Frequency: Annually

HOA Fee Includes: Maintenance Grounds, Snow Removal

Financial



Possession: Negotiable, Early Occupancy

Tax Annual Amount: \$9,233

Tax Lot: 12.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 240.10

School Information

Elementary School: Chango

High School District: Shenendehowa

High School: Shenendehowa

