



\$589,900

13 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

So many options & upgrades to choose from! Come & customize your dream home today. Walking trails, community park area, sidewalks & street lights are just a few of the amazing things we offer. Photos are of a previously built home and may contain upgrades not included in the base price. Lot premiums may apply.

- 4 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 7 months ago

List Office Name: Tailored Real Estate Group

List Agent Office Phone: 518-744-0654

Living Area sqft: 2656

Lot Size Acres: 0.24 acres

Type: Single Family Residence

Status: Active

Bedrooms: 4 beds

MLS ID: 202430609

List Agent Email: jleonbruno@tailoredreg.com

County: Saratoga

Subdivision Name: Timber Creek Preserve

Category: Residential

New Construction: 1

Total Rooms: 14

Half baths: 1 half bath

Directions

Directions: N'way Exit 11 west on Round Lake Rd 1.7 miles. Timber Creek Preserve on left past intersection of Round Lake Rd and East Line Rd

Building Details

Construction Materials: Vinyl Siding

Garage Spaces: 2

Roof: Asphalt

Garage: 1

Basement: Full, Unfinished

Architectural Style: Colonial

Interior Features

Floor Covering: Carpet, Laminate, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: Walk-In Closet(s), Eat-in Kitchen

Laundry Features: Laundry Room, Upper Level

Bathrooms Total: 3

Heating: Forced Air, Natural Gas

Appliances: Disposal, Gas Water Heater

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Builder

Bathrooms Full: 2



Exterior Features

Parking: Driveway	Exterior Features: Drive-Paved, Lighting
Lot Size Units: Acres	Lot Size Area: 0.24
Lot Features: Landscaped	

Amenities & Features

Utilities: Cable Available, Underground Utilities	Sewer: Public Sewer
Water: Public	HOA Amenities: None
Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)	

Fees

HOA Fee: \$165	HOA Fee Frequency: Quarterly
-----------------------	-------------------------------------

Financial

Possession: Other, At Closing	Special Listing Conditions: Required Reg Policy
Tax Annual Amount: \$12,000	Tax Block: 1
Tax Lot: 43	Tax Tract: 249.68

School Information

High School: Shenendehowa	High School District: Shenendehowa
----------------------------------	---

