



\$725,750

## 13 KENZIE COURT, BALLSTON, NY 12020

<https://fallatigroup.com>

Introducing Legacy Woods in the town of Ballston, just 4 miles from Northway exit 12. Ranches, 1st & 2nd Floor Primary Suites available. Optional Maintenance Plan for all yardwork so that you can relax and enjoy life at Legay Woods. The Redwood model is a testament to the way the modern family lives, combining practicality with style, while ensuring that every square foot is utilized to its fullest potential. There are no wasted spaces or rooms that remain unused, making this home both practical and comfortable. Each room is designed with intention, ensuring that residents can make the most of their living environment. 4 spacious bedrooms provide ample room for family members or guests. The private study is perfect for those who [...]

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

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## Basics



**Date added:** Added 5 months ago  
**List Office Name:** Beth Smith Realty Ltd  
**List Agent Office Phone:** 518-928-3057  
**County:** Saratoga  
**Subdivision Name:** Creekside Park  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 12  
**Bathrooms:** 3 baths

**MLS ID:** 202528150  
**List Agent Email:** bethsmithrealty@hotmail.com  
**Days On Market:** 132  
**Living Area sqft:** 2103  
**Lot Size Acres:** 0.22 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16871&lang=en-US>

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## Directions

**Directions:** From Northway I-87 Exit 12, take Rte. 67 west for 2.5 miles, left on Brookline Rd., 1/2 mile to left on Rte. 50, then 1 mile to Legacy Woods on the right.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Colonial

**Attached Garage:** 1  
**Basement:** Full  
**Windows:** Screens, Egress Window

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## Interior Features



**Heating:** Forced Air, Natural Gas

**Cooling:** Central Air

**Appliances:** Dishwasher, Microwave, Range

**Fireplace:** 1

**Fireplace Features:** Gas

**Interior Features:** Walk-In Closet(s), Kitchen Island

**Above Grade Finished Area Source:** Builder **Laundry Features:** Main Level

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.22

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Wooded

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$1

**HOA Fee Frequency:** Annually

**HOA Fee Includes:** Other

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy



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## School Information

**High School:** Burnt Hills-Ballston Lake  
HS

**High School District:** Burnt Hills-Ballston Lake CSD  
(BHBL)

