



\$425,000

## 1314 W HIGH STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

Beautifully maintained property offering comfort, convenience ,and excellent value in Ballston Spa. This home features a bright and spacious layout with well kept interiors ,and plenty of natural light throughout .The current owner has added valuable improvements including a washer and dryer, two inverters ,a new fence, and several Arborvitae evergreen trees for enhanced privacy and curb appeal.

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

### Basics



**Date added:** Added 3 months ago

**List Office Name:** Mohawk Valley Realty Ventures LLC

**List Agent Office Phone:** 518-805-9756

**County:** Saratoga

**Lot Size Acres:** 0.62 acres

**Type:** Single Family Residence

**Total Rooms:** 6

**Bathrooms:** 3 baths

**Year built:** 1890

**MLS ID:** 202530789

**List Agent Email:** inta56@yahoo.com

**Days On Market:** 63

**Living Area sqft:** 2270

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

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## Directions

**Directions:** Ballston Ave to 1314 w high st

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Architectural Style:** Traditional

**Patio & Porch:** Front Porch, Patio

**Attached Garage:** 1

**Basement:** Full, Interior Entry

**Windows:** Display Window(s)

**Fencing:** Fenced

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## Interior Features

**Floor Covering:** Carpet, Tile, Vinyl

**Cooling:** Wall Unit(s)

**Interior Features:** High Speed Internet, Solid Surface Counters, Eat-in Kitchen

**Laundry Features:** In Bathroom

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Microwave, Oven, Range, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 3



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## Exterior Features

**Parking:** Attached, Driveway, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.62

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Septic Tank

**Electric:** 150 Amp Service

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## Financial

**Possession:** At Closing

**Tax Block:** 1

**Tax Tract:** 216.00

**Tax Annual Amount:** \$5,778.35

**Tax Lot:** 3.000

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

