



\$739,980

14 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

Come see what Timber Creek Preserve has to offer! Under construction now, this Palmetto Model features 4 bedrooms upstairs, including a beautiful primary suite with tray ceiling and walk-in closets. Enjoy a spacious open floor plan with many upgrades already included in the price. This home is under construction. All photos are of a previously built home with similar floorplan and finishes. Nestled in Timber Creek Preserve in Ballston Lake, you'll enjoy beautifully landscaped surroundings with trails, green space, and a convenient location just minutes from shopping, dining, and the Northway.

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

Basics



Date added: Added 2 months ago
List Office Name: Tailored Real Estate Group
List Agent Office Phone: 518-744-0654
Living Area sqft: 2800
Lot Size Acres: 0.17 acres
Type: Single Family Residence
Status: Active
Bedrooms: 4 beds
Half baths: 0 half baths
Zoning: Single Residence

MLS ID: 202614925
List Agent Email: jleonbruno@tailoredreg.com
County: Saratoga
Subdivision Name: Timber Creek Preserve
Category: Residential
New Construction: 1
Total Rooms: 15
Bathrooms: 3 baths
Year built: 2026

Directions

Directions: From Northway Exit 11, west on Round Lake Rd, Left on East Line Rd. Site is on the right.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Colonial, Custom

Patio & Porch: Pressure Treated Deck, Deck, Front Porch, Porch

Attached Garage: 1

Basement: Full, Sump Pump, Unfinished

Windows: Double Pane Windows, Egress Window

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Tile, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Tray Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Room, Upper Level

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Electric Oven, Gas Water Heater, Microwave, Refrigerator

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Builder

Bathrooms Full: 3

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.17

Amenities & Features

Utilities: Cable Available, Underground Utilities

Water: Public

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

Sewer: Public Sewer

HOA Amenities: None

Fees

HOA Fee: \$165

HOA Fee Includes: Other

HOA Fee Frequency: Quarterly

Financial



Special Listing Conditions: Required Reg Policy

Tax Annual Amount: \$13,000

Tax Block: 1

Tax Lot: 47

Tax Tract: 249.68

School Information

Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

