



\$627,900

## 16 KATHRINE COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

Welcome to the Stonebridge community! Marini Home Builders currently has three lots available to build the home of your choice, along with three additional lots featuring our SPEC homes. We offer five models to choose from, including our brand-new Sycamore Model. The Ravello features 2,300 square feet of living space with four bedrooms, 2.5 bathrooms, and a dedicated study. Included upgrades feature wood floors, quartz countertops, ceramic tile floors, stainless steel appliances, and quartz vanities. Please visit [www.marinihomes.com](http://www.marinihomes.com) to view all of our available floor plans.

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

### Basics



**Date added:** Added 4 months ago  
**List Office Name:** Rob Mar Realty Inc  
**List Agent Office Phone:** 518-339-0238  
**County:** Saratoga  
**Lot Size Acres:** 0.17 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 10  
**Bathrooms:** 3 baths  
**Zoning:** Single Residence

**MLS ID:** 202611880  
**List Agent Email:** sdawkins@marini.com  
**Days On Market:** 78  
**Living Area sqft:** 2399  
**Lot Size Dimensions:** 7,200 sq ft  
**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=16687&lang=en-US>

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## Directions

**Directions:** NY 67 West to a left onto Eastline Rd, right onto Knottingley Place, right onto Lancaster Ct and a right on to Katharine Ct

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage Spaces:** 2  
**Roof:** Metal, Shingle  
**Architectural Style:** Colonial  
**Fencing:** None

**Garage:** 1  
**Basement:** Full, Sump Pump, Unfinished  
**Windows:** Egress Window  
**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Laminate, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Solid Surface Counters, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Upper Level, Washer Hookup

**Heating:** Forced Air

**Appliances:** Dishwasher, Disposal, Microwave, Range, Tankless Water Heater

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Cleared

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.17

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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

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## Fees

**HOA Fee:** \$270

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Annually

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## Financial



**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Block:** 2

**Tax Lot:** 26.000

**Tax Tract:** 239.11

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

