



\$549,980

## 16 TIMBER CREEK DRIVE, BALLSTON, NY 12019

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

This home is under construction now! Many upgrades are included in the price - see documents for list of what's included. Walking trails, community park area, sidewalks & street lights are just a few of the amazing things we offer. Exterior photo is of this home. Interior photos are of a previously built home and may contain upgrades not included in the price.

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### Basics



**Date added:** Added 6 months ago  
**List Office Name:** Tailored Real Estate Group  
**List Agent Office Phone:** 518-469-0757  
**Living Area sqft:** 2092  
**Lot Size Acres:** 0.16 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1

**MLS ID:** 202413284  
**List Agent Email:** denisedesalvatore@gmail.com  
**County:** Saratoga  
**Subdivision Name:** Timber Creek Preserve  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 10  
**Half baths:** 1 half bath

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## Directions

**Directions:** Exit 11 west on Round Lake Rd. Left on Eastline Rd, 1st Right into Timber Creek Preserve

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## Building Details

**Construction Materials:** Stone, Vinyl Siding  
**Garage:** 1  
**Basement:** Full, Unfinished  
**Architectural Style:** Colonial  
**Patio & Porch:** Pressure Treated Deck, Deck, Porch  
**Garage Spaces:** 2  
**Roof:** Asphalt

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## Interior Features



**Floor Covering:** Carpet, Laminate, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Tray Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Kitchen Island

**Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator

**Fireplace Features:** Family Room, Gas

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 3

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## Exterior Features

**Parking:** Driveway, Garage Door Opener

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 0.16

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

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

**Sewer:** Public Sewer

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$165

**HOA Fee Frequency:** Quarterly

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



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## Financial

**Possession:** Other, At Closing **Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$11,000 **Tax Block:** 1

**Tax Lot:** 8 **Tax Tract:** 249.67

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

