



\$315,000

## 161 HOP CITY ROAD, BALLSTON, NY 12020

<https://fallatigroup.com>

\*\*\* Multiple Offer Deadline Monday at 5pm. Nestled in a peaceful country setting, this colonial farmhouse blends timeless charm with thoughtful updates. Wide plank wood floors, exposed beams, a cozy woodstove, and stained-glass detail create a warm and inviting feel throughout. Offering 3 spacious bedrooms plus a home office or optional 4th bedroom and 2 full bathrooms, this home provides flexibility for today's lifestyle. The kitchen, bathrooms, and windows have been updated while preserving the character we love. Modern upgrades include a newer metal roof, siding, windows, furnace, and a Culligan water filtration system. From the upstairs bedrooms, enjoy filtered views of rolling farmland to the northeast. Outside, a front patio framed by a hand-built fieldstone wall welcomes guests, while the side [...]

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

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### Basics



**Date added:** Added 3 weeks ago  
**List Office Name:** Howard Hanna Capital Inc  
**List Agent Office Phone:** 518-645-0252  
**County:** Saratoga  
**Lot Size Acres:** 0.76 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Bathrooms:** 2 baths  
**Year built:** 1880

**MLS ID:** 202526465  
**List Agent Email:** rebekah.oneil518@gmail.com  
**Days On Market:** 6  
**Living Area sqft:** 1536  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

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## Directions

**Directions:** Scotch Bush Road to Hop City Road.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Full, Interior Entry, Unfinished  
**Windows:** Screens  
**Architectural Style:** Colonial, Farmhouse

**Patio & Porch:** Deck  
**Roof:** Metal  
**Property Condition:** Updated/Remodeled  
**Doors:** Storm Door(s)

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## Interior Features

**Floor Covering:** Hardwood  
**Cooling:** Window Unit(s)  
**Fireplace:** 1  
**Interior Features:** Paddle Fan, Eat-in Kitchen  
**Laundry Features:** Gas Dryer Hookup, Laundry Closet, Main Level

**Heating:** Oil, Radiant, Wood Stove  
**Appliances:** Electric Water Heater, Gas Oven, Microwave, Refrigerator, Washer/Dryer  
**Fireplace Features:** Wood Burning Stove, Living Room  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Driveway, Stone

**Lot Size Units:** Acres

**Lot Features:** Level, Cleared, Landscaped

**Exterior Features:** None

**Lot Size Area:** 0.76

**View:** Trees/Woods, Hills

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## Amenities & Features

**Utilities:** Cable Available

**Electric:** 150 Amp Service, Circuit Breakers

**Sewer:** Septic Tank

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

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,123.19

**Tax Lot:** 9.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 237.00

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## School Information

**Elementary School:** Charlton Heights

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

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

