



\$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

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

Directions

Directions: Scotch Bush Road to Hop City Road.

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)

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



Exterior Features

Parking: Driveway, Stone	Exterior Features: None
Lot Size Units: Acres	Lot Size Area: 0.76
Lot Features: Level, Cleared, Landscaped	View: Trees/Woods, Hills

Amenities & Features

Utilities: Cable Available	Sewer: Septic Tank
Electric: 150 Amp Service, Circuit Breakers	Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Financial

Possession: At Closing	Special Listing Conditions: Standard
Tax Annual Amount: \$5,123.19	Tax Block: 1
Tax Lot: 9.000	Tax Tract: 237.00

School Information

Elementary School: Charlton Heights	High School: Burnt Hills-Ballston Lake HS
High School District: Burnt Hills-Ballston Lake CSD (BHBL)	

