



**\$375,000**

## **17 SKAARLAND DRIVE, BALLSTON, NY 12027**

<https://fallatigroup.com>

Open House: Sun 4/27 11-2. Set in a quiet, desirable Burnt Hills neighborhood amongst orchards and woods, this 3BR, 2BA cedar-sided colonial offers privacy, character, and thoughtful updates throughout. The first floor includes a family room with wood-burning fireplace, formal dining room, full bath, and cozy den. There's plenty of storage space in the full-sized basement and 2-car garage. A large deck looks out over a back yard that's perfect for games, gardening, and relaxation. Gently lived-in and lovingly cared for. Don't miss this move-in ready home!

- 3 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



<b>Date added:</b> Added 2 weeks ago	<b>MLS ID:</b> 202515823
<b>List Office Name:</b> Coldwell Banker Prime Properties	<b>List Agent Email:</b> alan.bynum@coldwellbankerprime.com
<b>List Agent Office Phone:</b> 518-423-6779	<b>Days On Market:</b> 4
<b>County:</b> Saratoga	<b>Living Area sqft:</b> 1664
<b>Lot Size Acres:</b> 0.83 acres	<b>Category:</b> Residential
<b>Type:</b> Single Family Residence	<b>Status:</b> Pending
<b>Total Rooms:</b> 10	<b>Bedrooms:</b> 3 beds
<b>Half baths:</b> 0 half baths	<b>Year built:</b> 1984
<b>Zoning:</b> Single Residence	

## Directions

**Directions:** Proceed north along CR 57. Turn right onto Skaarland Drive.

## Building Details

<b>Construction Materials:</b> Cedar	<b>Patio &amp; Porch:</b> Composite Deck, Deck
<b>Garage:</b> 1	<b>Attached Garage:</b> 1
<b>Garage Spaces:</b> 2	<b>Basement:</b> Crawl Space, Full, Interior Entry, Slab, Unfinished
<b>Roof:</b> Shingle	<b>Windows:</b> Triple Pane Windows, Shutters
<b>Architectural Style:</b> Colonial	<b>Doors:</b> Sliding Doors, Storm Door(s)
<b>Fencing:</b> Invisible	

## Interior Features



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

**Cooling:** Central Air, Whole House Fan

**Fireplace:** 1

**Interior Features:** Paddle Fan, Walk-In Closet(s), Built-in Features, Chair Rail, Eat-in Kitchen

**Laundry Features:** Electric Dryer Hookup, In Basement, Washer Hookup

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**Fireplace Features:** Family Room, Wood Burning

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Cul-De-Sac

**Exterior Features:** None

**Lot Size Area:** 0.83

**View:** Orchard, Trees/Woods

## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

**Electric:** 150 Amp Service

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

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,386.88

**Tax Lot:** 9.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 248.14

## School Information



**Elementary School:** Francis L Stevens

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

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

