



\$465,000

18 FORESTBROOK DRIVE, BALLSTON, NY 12019

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MULTIPLE OFFERS BEST & FINAL DUE TUES. 2/10 3PM! Rare Resale Ranch Town Home In The Highly Sought-After Timbercreek Preserve Phase 1. Why Wait To Build When You Can Purchase This Meticulously Maintained 3 Bedroom, 2 Full Bathroom Townhome With A Full Basement And Thoughtful Upgrades Throughout. Designed For Easy One-Level Living, This Home Offers Hardwood Floors Throughout The Main Living Areas And An Open Floor Plan Great Room Filled With Natural Light. The Kitchen Is Well Appointed With Custom Soft-Close Cabinetry, Stainless Steel Appliances Including A Gas Range, An Island With A Two-Level Granite Countertop, Tile Backsplash, Pantry Closet, And Washer And Dryer Conveniently Located On The Main Level. The Spacious Primary Bedroom Features Hardwood Floors, A Large Walk-In Closet, And [...]

- 3 beds
- 2 baths
- Townhouse
- Residential
- Pending



Basics

Date added: Added 4 weeks ago

MLS ID: 202611634

List Office Name: Fortune Realty Group LLC

List Agent Email: jennifer@fortunerealtygroup.com

List Agent Office Phone: 518-858-2627

Days On Market: 5

County: Saratoga

Living Area sqft: 1431

Subdivision Name: Timber Creek Preserve

Lot Size Acres: 0.11 acres

Category: Residential

Type: Townhouse

Status: Pending

Total Rooms: 12

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Year built: 2013

Zoning: Single Residence

Directions

Directions: I87 Exit 11 Round Lake Road, West on Round Lake Rd, Through two roundabouts, straight through the light of Eastline Rd, 1st Left into Timbercreek Preserve Forestbrook Dr. Straight through the stop sign. town home on the right. NO SIGN

Building Details

Construction Materials: Stone, Vinyl Siding

Patio & Porch: Pressure Treated Deck, Screened, Front Porch, Patio

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Full, Interior Entry, Sump Pump, Unfinished

Roof: Asphalt

Windows: Screens, Shutters, Blinds

Architectural Style: Ranch

Doors: French Doors, Storm Door(s)

Fencing: None



Interior Features

Floor Covering: Ceramic Tile, Hardwood, Laminate

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Walk-In Closet(s), Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Closet, Main Level

Heating: Forced Air, Natural Gas

Appliances: Ice Maker, Built-In Gas Oven, Dishwasher, Disposal, ENERGY STAR Qualified Appliances, Freezer, Gas Oven, Microwave, Oven, Range, Refrigerator, Washer/Dryer

Fireplace Features: Family Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Landscaped

Exterior Features: Drive-Paved, Garden, Lighting

Lot Size Area: 0.11

View: Trees/Woods, Forest

Amenities & Features

Utilities: Cable Available **Sewer:** Public Sewer

Water: Public

Electric: Underground, 200+ Amp Service, Circuit Breakers

HOA Amenities: None

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

Fees

HOA Fee: \$600

HOA Fee Frequency: Annually

HOA Fee Includes: Other



Financial

Possession: At Closing

Tax Annual Amount: \$6,790.17

Tax Lot: 24.001

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 249.44

School Information

Elementary School: Chango

High School District: Shenendehowa

High School: Shenendehowa

