



**\$280,000**

## **181 ARROW WOOD PLACE, BALLSTON SPA, NY 12020**

<https://fallatigroup.com>

- 2 beds
- Townhouse
- Residential
- Pending

Tastefully updated & beautifully-maintained townhome in desirable Luther Forest, Ballston Spa Schools! Bright, vaulted great room opens to an eat-in kitchen with ample cabinetry & pantry closet plus slider to enclosed screened-in porch—ideal extra entertaining space. Convenient first-floor laundry and half bath. Upstairs offers a spacious primary bedroom with dual closets, second bedroom, full bath & loft overlooking living space below. Updates include LVP/Engineered flooring, tile floors baths, garage door/opener/keypad, dishwasher/sink/disposal, light fixtures, sealed driveway plus more! Enjoy this private, deep backyard with patio & shed. Attached garage provides additional storage space. Close to I-87, GlobalFoundries, Saratoga Lake, trails, shops & dining. Welcome Home

### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** KW Platform  
**Days On Market:** 2  
**Living Area sqft:** 912  
**Lot Size Acres:** 0.16 acres  
**Type:** Townhouse  
**Total Rooms:** 10  
**Half baths:** 1 half bath

**MLS ID:** 202514885  
**List Agent Email:** lewisrenata@gmail.com  
**County:** Saratoga  
**Subdivision Name:** Luther Forest  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 2 beds  
**Year built:** 1986

## Directions

**Directions:** Take Rt 67 East at the traffic circle, take the 2nd exit onto Dunning St. At the traffic circle, take the 3rd exit onto Partridge Drum. Turn right onto Arrow Wood Pl.

## Building Details

**Construction Materials:** Cedar, Drywall, Wood Siding  
**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt, Shingle  
**Property Condition:** Updated/Remodeled  
**Fencing:** Wire, Privacy

**Patio & Porch:** Rear Porch, Screened, Enclosed, Patio  
**Attached Garage:** 1  
**Basement:** Slab  
**Windows:** Blinds, Curtain Rods, Double Pane Windows  
**Doors:** Sliding Doors

## Interior Features



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

**Cooling:** None

**Interior Features:** High Speed Internet, Paddle Fan, Vaulted Ceiling(s)

**Laundry Features:** Laundry Closet, Main Level

**Bathrooms Total:** 2

**Heating:** Baseboard, Electric, Natural Gas, Zoned

**Appliances:** Dishwasher, Disposal, Electric Oven, Microwave, Range, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

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

**Lot Size Area:** 0.16

**View:** Trees/Woods

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

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

**Water:** Public

**HOA Amenities:** None

## Fees

**HOA Fee:** \$125

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Annually

## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$4,298

**Special Listing Conditions:** Standard

## School Information

**Elementary School:** Malta Avenue

**High School District:** Ballston Spa

**High School:** Ballston Spa

