



\$319,900

## 19 CALLAGHAN BOULEVARD, CHARLTON, NY 12019

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

3 bedrooms first floor. 1 bedroom upstairs. Totally painted. Lot to the left of the house is included. Lot goes back 350'. 75" TV stays with the house mounted over the fireplace. Walkout basement.

### Basics

**Date added:** Added 2 months ago

**List Office Name:** Berkshire Hathaway Home Services Blake

**Days On Market:** 55

**Living Area sqft:** 1272

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 1956

**MLS ID:** 202516298

**List Agent Email:** pmangini@bhhsblake.com

**County:** Saratoga

**Lot Size Acres:** 2.07 acres

**Type:** Single Family Residence

**Total Rooms:** 9

**Half baths:** 0 half baths



# Directions

**Directions:** Saratoga Rd to Gleason Rd to Charlton Rd to Callaghan Blvd

# Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt

**Patio & Porch:** Deck  
**Attached Garage:** 1  
**Basement:** Full  
**Architectural Style:** Split Ranch

# Interior Features

**Floor Covering:** Ceramic Tile, Hardwood  
**Cooling:** Central Air  
  
**Fireplace:** 1  
**Interior Features:** Grinder Pump, High Speed Internet, Paddle Fan, Wall Paneling, Ceramic Tile Bath, Crown Molding, Built-in Features  
**Laundry Features:** In Basement  
**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Gas Oven, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer  
**Fireplace Features:** Electric, Gas, Insert  
**Above Grade Finished Area Source:** CRS  
  
**Bathrooms Full:** 2

# Exterior Features

**Parking:** Attached, Driveway, Off Street, Paved  
**Lot Size Units:** Acres  
**Lot Features:** Rolling Slope, Wooded, Cleared, Landscaped

**Exterior Features:** Drive-Paved  
**Lot Size Area:** 2.07  
**View:** Trees/Woods, Creek/Stream



---

# Amenities & Features

- Utilities:** Cable Available
- Water:** Public
- Other Equipment:** Satellite Dish, Compressor, Grinder Pump
- Sewer:** Septic Tank
- Electric:** 150 Amp Service
- Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

---

# Financial

- Possession:** At Closing
- Tax Annual Amount:** \$4,959
- Special Listing Conditions:** Standard

---

# School Information

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

