



\$972,000

19 VAN PATTEN DRIVE, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

OPEN HOUSE Sunday 2/22, 12:30-2:00* New "Quick to Close" home ready by April / May at Clifton Park's Newest Best Address - "Saddlebrook Ridge"! Choice 1 acre wooded homesite in the choicest location with quick, easy access to everything the Capital Region has to offer. Desirable Ranch style plan & an amazing value! Still time to choose your finishes. Great selection of other plans including custom design, prices from \$700's to \$1.3 million

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 months ago
List Office Name: eXp Realty
List Agent Office Phone: 518-229-5104
County: Saratoga
Subdivision Name: Saddlebrook
Lot Size Dimensions: 1.0 acres
Type: Single Family Residence
Status: Active
Bedrooms: 3 beds
Half baths: 1 half bath
Zoning: Single Residence

MLS ID: 202610543
List Agent Email: fureyteam@gmail.com
Days On Market: 49
Living Area sqft: 2446
Lot Size Acres: 1 acres
Category: Residential
New Construction: 1
Total Rooms: 13
Bathrooms: 3 baths
Year built: 2026

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=15891&lang=en-US>

Directions

Directions: Exit 10 of I-87 Northway, west on Ushers Rd, left onto VanPatten

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 3

Roof: Asphalt

Architectural Style: Craftsman, Custom, Ranch

Green Energy Efficient: Appliances, Construction, HVAC, Thermostat

Patio & Porch: Rear Porch, Covered, Front Porch

Attached Garage: 1

Basement: Full

Windows: Screens, Double Pane Windows, ENERGY STAR Qualified Windows

Fencing: None



Interior Features

Floor Covering: Carpet, Hardwood, Tile

Cooling: Central Air

Fireplace: 1

Interior Features: Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Crown Molding, Kitchen Island

Laundry Features: Laundry Room, Main Level

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Workshop in Garage

Lot Size Units: Acres

Lot Features: Level, Private, Sloped, Wooded, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 1

Amenities & Features

Utilities: Cable Connected, Underground Utilities

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: 200+ Amp Service

Fees

HOA Fee: \$300

HOA Fee Includes: Other

HOA Fee Frequency: Annually



Financial

Possession: At Closing **Special Listing Conditions:** Required Reg Policy

Tax Annual Amount: \$1

School Information

High School: Shenendehowa

High School District: Shenendehowa

