



\$674,980

2 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

Come see what Timber Creek Preserve has to offer! Now under construction, The Expanded Laurel at 2 Balsam Ct offers 2495 square feet of well-designed living space with 4 bedrooms and 2.5 baths. The first floor features an open family room with fireplace, breakfast area, and kitchen, along with formal living and dining rooms, a mudroom, and convenient first-floor laundry. Upstairs, you'll find four spacious bedrooms, including a luxurious primary suite with tray ceiling, a cozy sitting area, walk-in closets, and a large en-suite bath. This home includes many upgraded selections, options, and finishes, plus a 12 x 12 deck and landscaping package to enjoy the outdoors from day one. Don't miss this opportunity to own a beautifully upgraded home in a [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 2 months ago

List Office Name: Tailored Real Estate Group

List Agent Office Phone: 518-469-0757

County: Saratoga

Subdivision Name: Timber Creek Preserve

Category: Residential

New Construction: 1

Total Rooms: 13

Bathrooms: 3 baths

Year built: 1

MLS ID: 202611223

List Agent Email: denisedesalvatore@gmail.com

Days On Market: 40

Living Area sqft: 2495

Lot Size Acres: 0.25 acres

Type: Single Family Residence

Status: Pending

Bedrooms: 4 beds

Half baths: 1 half bath

Directions

Directions: From Northway Exit 11, west on Round Lake Rd, Left on East Line Rd. Site is on the right.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Basement: Full, Unfinished

Architectural Style: Colonial

Patio & Porch: Pressure Treated Deck, Deck

Garage Spaces: 2

Roof: Asphalt

Interior Features



Floor Covering: Carpet, Laminate, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: Tray Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, 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: Driveway, Garage Door Opener, Paved

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.25

Lot Features: Sprinklers In Front, Cleared, Landscaped

Amenities & Features

Utilities: Cable Available, Underground Utilities

Sewer: Public Sewer

Water: Public

HOA Amenities: None

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

Fees

HOA Fee: \$165

HOA Fee Frequency: Quarterly

HOA Fee Includes: Other

Financial



Special Listing Conditions: Required Reg Policy

Tax Annual Amount: \$12,000

Tax Block: 1

Tax Lot: 43

Tax Tract: 249.67

School Information

Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

