



\$389,900

## 22 FERDELL SPRING DRIVE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

Bright, roomy and Charming Raised Ranch in GREAT location! Close to all that Saratoga has to offer. Enjoy three bedrooms and two full baths, hardwood floors, large deck off the back with stairs to a lovely backyard. Add your personal touches and you have a home for years to come.

- 3 beds
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 2 weeks ago  
**List Office Name:** DeMarsh Real Estate  
**List Agent Office Phone:** 518-222-1281  
**Living Area sqft:** 1900  
**Lot Size Acres:** 0.24 acres  
**Type:** Single Family Residence  
**Total Rooms:** 6  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202426678  
**List Agent Email:** tinademarsh1@yahoo.com  
**County:** Saratoga  
**Subdivision Name:** Geysers Crest  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1972

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## Directions

**Directions:** Ballston Ave to Hutchins Rd to Hathorn Blvd to Ferndell springs Dr,

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Doors:** Sliding Doors

**Patio & Porch:** Deck  
**Attached Garage:** 1  
**Basement:** Finished, Full, Heated  
**Architectural Style:** Raised Ranch  
**Fencing:** Back Yard

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## Interior Features

**Floor Covering:** Hardwood, Tile  
**Cooling:** Central Air  
**Interior Features:** Paddle Fan, Solid Surface Counters  
**Laundry Features:** Laundry Closet, Main Level  
**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Microwave, Range, Refrigerator  
**Above Grade Finished Area Source:** Owner  
**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Attached

**Lot Size Units:** Acres

**Lot Features:** Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.24

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,400

**Special Listing Conditions:** Standard

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

