



\$3,250,000

## 2255 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

This one comes with a name people already know. 2255 Ballston Ave — home to the longtime Villa Balsamo — is one of those rare Saratoga opportunities where history, location, and potential all line up. Situated on expansive, park-like grounds in Saratoga Springs, this property carries a special use permit framework that unlocks a compelling range of commercial possibilities — bed & breakfast, country club, inn, commercial horse stable, micro-production of alcohol, greenhouse and nursery, agricultural use, educational facility, and more. The setting does a lot of the heavy lifting. Mature trees, open green space, and a level of privacy that's hard to replicate this close to town — paired with the kind of visibility and accessibility that a successful operation demands. [...]

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

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### Basics



**Date added:** Added 4 weeks ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-281-6808  
**County:** Saratoga  
**Lot Size Acres:** 14.19 acres  
**Type:** Single Family Residence  
**Total Rooms:** 15  
**Bathrooms:** 9 baths  
**Year built:** 1929

**MLS ID:** 202616274  
**List Agent Email:** scottvarley@kw.com  
**Days On Market:** 5  
**Living Area sqft:** 10240  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 9 beds  
**Half baths:** 2 half baths

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## Directions

**Directions:** Ballston Ave to 2255

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## Building Details

**Construction Materials:** Wood Siding  
**Basement:** Finished, Full, Walk-Out Access  
**Architectural Style:** Mansion

**Garage Spaces:** 6  
**Roof:** Metal

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## Interior Features

**Floor Covering:** Hardwood, Laminate, Tile

**Cooling:** Wall Unit(s)

**Fireplace Features:** Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 7

**Heating:** Hot Water

**Appliances:** Ice Maker, Built-In Gas Oven, Cooktop, Dishwasher, Double Oven, Freezer, Gas Oven, Range Hood, Refrigerator

**Interior Features:** Ceramic Tile Bath, Chair Rail, Crown Molding, Built-in Features

**Laundry Features:** In Basement



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## Exterior Features

**Parking:** Driveway, Off Street

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Road Frontage, Irregular Lot

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

**Lot Size Area:** 14.19

**View:** Pond, Trees/Woods

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## Amenities & Features

**Sewer:** Septic Tank

**Electric:** 440 Volts

**Water:** Public

**Waterfront Features:** Pond

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$36,684.35

**Special Listing Conditions:** Standard

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## School Information

**High School:** Saratoga Springs

**High School District:** Saratoga Springs

