



\$3,499,999

2255 BALLSTON AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 9 beds
- Single Family Residence
- Residential
- Active

Enter into a world of timeless elegance & historical charm with Villa Balsamo, now available for purchase. Nestled on over 14 acres, this magnificent estate features one of the finest mansions from the early 19th century. Once a renowned seasonal restaurant, Villa Balsamo was a beloved destination for those seeking to experience Saratoga's summer allure & gourmet dining. Now, this unique property is ready for your vision, offering endless possibilities for transformation. Whether you dream of creating a luxurious private residence, a boutique restaurant, horse stable, an educational institution, a cozy bed and breakfast, or a grand compound for relatives. Villa Balsamo can accommodate your aspirations. The estate also boasts three tranquil, spring-fed ponds that add to its serene ambiance

Basics



Date added: Added 6 months ago

List Office Name: Julie & Co Realty, LLC

List Agent Office Phone: 315-863-2777

County: Saratoga

Lot Size Acres: 14.19 acres

Type: Single Family Residence

Total Rooms: 15

Half baths: 2 half baths

Zoning: Commercial

MLS ID: 202511227

List Agent Email: amy@juliecorealty.com

Days On Market: 74

Living Area sqft: 7870

Category: Residential

Status: Active

Bedrooms: 9 beds

Year built: 1940

Directions

Directions: Route 50 Between SPAC and Ballston Spa

Building Details

Construction Materials: Wood Siding

Basement: Finished, Full, Heated, Walk-Out Access

Architectural Style: Mansion

Garage Spaces: 6

Roof: Metal

Interior Features

Floor Covering: Hardwood, Laminate, Tile

Cooling: Wall Unit(s)

Fireplace: 2

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

Laundry Features: In Basement

Bathrooms Total: 9

Heating: Hot Water

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

Fireplace Features: Gas

Above Grade Finished Area Source: Appraiser

Bathrooms Full: 7



Exterior Features

Parking: Driveway, Off Street	Exterior Features: Drive-Paved, Lighting
Lot Size Units: Acres	Lot Size Area: 14.19
Lot Features: Level, Private, Road Frontage, Irregular Lot	View: Pond, Trees/Woods, Water

Amenities & Features

Utilities: Cable Connected	Sewer: Septic Tank
Water: Public	Electric: 440 Volts
Waterfront Features: Pond	Security Features: Security System, Fire Alarm, Fire Escape

Financial

Possession: At Closing	Special Listing Conditions: Standard
Tax Annual Amount: \$36,830	

School Information

High School: Saratoga Springs	High School District: Saratoga Springs
--------------------------------------	---

