



\$535,000

**228 CHARLTON ROAD, BALLSTON SPA, NY
12020**

<https://fallatigroup.com>

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

This stunning home blends All-American farmhouse charm with modern elegance. Set on a park-like property with an estate-style feel, it's surrounded by scenic farms and blooming orchards. Inside, the sun-filled kitchen flows into a warm and inviting great room—perfect for gatherings. The finished walkout basement offers versatile living space, while the private sunroom with hot tub invites year-round relaxation. Step onto the spacious deck and take in the beautifully landscaped backyard—a tranquil escape that feels like your own private retreat.

Basics



Date added: Added 4 months ago

List Office Name: KW Platform

List Agent Office Phone: 518-857-1710

County: Saratoga

Lot Size Acres: 2.99 acres

Type: Single Family Residence

Total Rooms: 16

Bathrooms: 3 baths

Year built: 1954

MLS ID: 202520718

List Agent Email: mdecoteau@kw.com

Days On Market: 8

Living Area sqft: 2922

Category: Residential

Status: Active

Bedrooms: 4 beds

Half baths: 0 half baths

Directions

Directions: Route 50 to Charlton Rd. Corner of Charlton and Goode St.

Building Details

Construction Materials: Clapboard, Shingle Siding

Garage: 1

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Sump Pump, Walk-Out Access

Windows: Skylight(s)

Doors: French Doors, Sliding Doors

Patio & Porch: Deck, Porch

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Cape Cod

Interior Features



Floor Covering: Carpet, Hardwood, Tile

Cooling: Window Unit(s)

Fireplace: 2

Interior Features: Paddle Fan, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 3

Heating: Baseboard, Hot Water, Oil, Wood Stove

Appliances: Cooktop, Dishwasher, Double Oven, Oven, Range, Refrigerator, Washer/Dryer, Water Softener

Fireplace Features: Wood Burning Stove, Basement, Family Room

Above Grade Finished Area Source: CRS

Bathrooms Full: 3

Exterior Features

Parking: Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Secluded, Level, Private, Road Frontage, Views, Garden, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 2.99

Amenities & Features

Utilities: Cable Connected

Electric: 200+ Amp Service

Sewer: Septic Tank

Spa: Jet Tub

Financial

Possession: At Closing

Tax Annual Amount: \$7,752

School Information



High School: Burnt Hills-Ballston Lake
HS

High School District: Burnt Hills-Ballston Lake CSD
(BHBL)

