



**\$699,900**

## **25 TIMBER CREEK DRIVE, BALLSTON, NY 12019**

<https://fallatigroup.com>

- 6 beds
- Single Family Residence
- Residential
- Pending

**\*Open House Sunday 5/18 from 11am-1pm\*** Welcome home to 25 Timber Creek! Built in 2022 by Heritage Custom Builders, this stunning 6-bedroom, 3.5 bathroom home offers the charm and luxury of new construction without the long wait. Used as a vacation home and never fully lived in, this home features **MULTIPLE UPGRADES** such as but not to: Open floor plan, finished sunroom, Herringbone backsplash in the kitchen, instant hot water, Rubbed Bronze Hardware throughout, beautiful wood accents throughout, custom window treatment included, concrete patio in backyard and convenient sidewalk along side of the house, garbage disposal, security system, Speed Queen Washer and Dryer included, epoxy floor/finished garage, sprinkler system w/ timer. Don't miss this opportunity.

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Core Real Estate Team

**List Agent Office Phone:** 518-390-0578

**County:** Saratoga

**Lot Size Acres:** 0.18 acres

**Type:** Single Family Residence

**Total Rooms:** 11

**Half baths:** 1 half bath

**MLS ID:** 202517234

**List Agent Email:** seandaley@coreteamny.com

**Days On Market:** 46

**Living Area sqft:** 3110

**Category:** Residential

**Status:** Pending

**Bedrooms:** 6 beds

**Year built:** 2021

## Directions

**Directions:** Eastline Road to Tamarack Street to Timber Creek Drive

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Shingle

**Architectural Style:** Colonial

**Fencing:** None

**Patio & Porch:** Rear Porch, Enclosed, Patio, Porch

**Attached Garage:** 1

**Basement:** Full, Partial, Sump Pump

**Windows:** Shutters, Window Coverings, Window Treatments, Wood Frames, Blinds, Curtain Rods, Drapes, Egress Window

**Doors:** French Doors, Sliding Doors

## Interior Features



**Floor Covering:** Vinyl

**Cooling:** Attic Fan, Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Tray Ceiling(s), Walk-In Closet(s), Wall Paneling, Built-in Features, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Upper Level

**Bathrooms Total:** 4

**Heating:** Forced Air, Natural Gas

**Appliances:** Ice Maker, Dishwasher, Disposal, Dryer, Electric Oven, Gas Oven, Microwave, Oven, Range, Range Hood, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Attached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Views, Wooded, Cleared, Landscaped

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

**Lot Size Area:** 0.18

## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**Spa:** Jet Tub

**Security Features:** Smoke Detector(s), Security System, Security Service, Carbon Monoxide Detector(s)

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**HOA Amenities:** None

## Fees

**HOA Fee:** \$630

**HOA Fee Includes:** Other, Maintenance Grounds

**HOA Fee Frequency:** Annually



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# Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$14,027.08	<b>Tax Block:</b> 1
<b>Tax Lot:</b> 27.000	<b>Tax Tract:</b> 249.67

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# School Information

<b>High School:</b> Burnt Hills-Ballston Lake HS	<b>High School District:</b> Burnt Hills-Ballston Lake CSD (BHBL)
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