



**\$299,900**

## **264 LAKE HILL ROAD, CHARLTON, NY 12027**

<https://fallatigroup.com>

Welcome home to this move-in ready 3 bdrm ranch in Charlton. Located in the desirable Burnt Hills-Ballston Lake school district, this home has hardwood floors and tile throughout, with durable lvl in the updated kitchen. One floor living with lots of natural light, attached garage, rear patio and large yard that backs to woods. Showings begin Friday, March 6th @ 3pm - contingent on Sellers finding home of their choice.

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 1 month ago  
**List Office Name:** Capital Region Realty Inc  
**Days On Market:** 5  
**Living Area sqft:** 912  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202612771  
**List Agent Email:** demerle@nycap.rr.com  
**County:** Saratoga  
**Lot Size Acres:** 0.41 acres  
**Type:** Single Family Residence  
**Total Rooms:** 5  
**Bathrooms:** 1 bath  
**Year built:** 1954

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## Virtual Tour

**Virtual Tour:**

<https://walkthruphoto.info/Public/264-Lake-Hill-Rd-2-27-26/264-Lake-Hill-Rd-2-27-26.html>

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## Directions

**Directions:** Route 50 to Lake Hill Road for 1.4 miles, home on the right.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Architectural Style:** Ranch

**Patio & Porch:** Patio

**Attached Garage:** 1

**Basement:** Full

**Property Condition:** Updated/Remodeled

**Fencing:** None

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood, Other

**Heating:** Forced Air, Oil

**Cooling:** Central Air

**Appliances:** Dishwasher, Microwave, Oven, Range, Refrigerator, Washer/Dryer

**Interior Features:** Eat-in Kitchen

**Above Grade Finished Area Source:** CRS

**Laundry Features:** In Basement

**Bathrooms Full:** 1

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## Exterior Features

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

**Exterior Features:** None

**Lot Size Units:** Acres

**Lot Size Area:** 0.41

**Lot Features:** Level

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Connected

**Sewer:** Septic Tank

**Water:** Public

**Electric:** 150 Amp Service

**Other Equipment:** Fuel Tank(s)

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## Financial

**Possession:** At Closing, Deferred Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,285.76

**Tax Block:** 1

**Tax Lot:** 46.000

**Tax Tract:** 256.00

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## School Information

**High School:** Burnt Hills-Ballston Lake HS

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

