



\$694,980

## BALLSTON, NY

<https://fallatigroup.com>

This beautiful home is to be built. The Pear features a spacious living area and two primary suites, one up and one down. You can choose from any of our floor plans or we can help you customize one. Site has beautiful lush landscaping, walking trails, sidewalks, street lamps & forever wild that borders these homesites.

Pictures are of a previously built home & may not come with all the upgrades shown. List price includes upgrades listed in documents. Condition-New

- 4 beds
- Single Family Residence
- Residential
- Active

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## Basics



**Date added:** Added 5 months ago  
**List Office Name:** Tailored Real Estate Group  
**List Agent Office Phone:** 518-744-0654  
**Living Area sqft:** 3315  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 16  
**Half baths:** 1 half bath

**MLS ID:** 202412461  
**List Agent Email:** jleonbruno@tailoredreg.com  
**County:** Saratoga  
**Lot Size Acres:** 0.18 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 4 beds

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## Directions

**Directions:** From Northway Exit 11, west on Round Lake Rd, Left on East Line Rd. Site is on the right.

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## Building Details

**Construction Materials:** Stone, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Colonial, Custom

**Patio & Porch:** Porch  
**Attached Garage:** 1  
**Basement:** Full, Sump Pump, Unfinished  
**Windows:** Egress Window  
**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Laminate, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

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

**Laundry Features:** Laundry Closet, Upper Level

**Bathrooms Total:** 4

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Electric Oven, Gas Water Heater, Microwave, Range

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 3

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## Exterior Features

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

**Lot Size Units:** Acres

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

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

**Lot Size Area:** 0.18

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## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**Security Features:** Smoke Detector(s)

**Sewer:** Public Sewer

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$165

**HOA Fee Frequency:** Quarterly

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## Additional



**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** Other, At Closing **Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$11,000 **Tax Block:** 1

**Tax Lot:** 46 **Tax Tract:** 249.67

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## School Information

**Elementary School:** Francis L Stevens

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

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

