



**\$745,000**

### **3 APPLETON STREET, BALLSTON, NY 12019**

<https://fallatigroup.com>

Unlock your 2026 wishlist in this stunning Timber Creek Preserve home! Featuring five generously sized bedrooms, this home offers space and flexibility for everyone. The open-concept floor plan seamlessly connects the gorgeous kitchen and spacious dining area – perfect for everyday living and memorable gatherings. Soaring ceilings, abundant natural and recessed lighting, and upgraded CoreTec flooring create a bright, inviting atmosphere throughout. Start your mornings on the expansive rear deck and unwind in the luxurious spa hot tub after a long day. A 240V electric vehicle charger adds modern convenience. Enjoy sidewalks, streetlights, walking trails, and beautifully maintained green spaces within the community. Ideally located near major conveniences and within the highly sought-after Shenendehowa School District, this home delivers comfort, style, and [...]

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



---

# Basics

<b>Date added:</b> Added 11 hours ago	<b>MLS ID:</b> 202610497
<b>List Office Name:</b> Howard Hanna Capital Inc	<b>List Agent Email:</b> caitlinmontalvo@howardhanna.com
<b>List Agent Office Phone:</b> 518-944-8228	<b>County:</b> Saratoga
<b>Living Area sqft:</b> 2871	<b>Lot Size Acres:</b> 0.26 acres
<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Total Rooms:</b> 13
<b>Bedrooms:</b> 5 beds	<b>Bathrooms:</b> 3 baths
<b>Half baths:</b> 1 half bath	<b>Year built:</b> 2022

---

# Directions

**Directions:** Eastline Rd to Tamarack St, right on Timber Creek Dr, left on Appleton St

---

# Building Details

<b>Construction Materials:</b> Vinyl Siding	<b>Patio &amp; Porch:</b> Pressure Treated Deck, Deck
<b>Garage:</b> 1	<b>Garage Spaces:</b> 2
<b>Basement:</b> Full, Sump Pump	<b>Roof:</b> Asphalt, Shingle
<b>Windows:</b> Screens, Shutters, Egress Window	<b>Property Condition:</b> Updated/Remodeled
<b>Architectural Style:</b> Colonial	<b>Doors:</b> Sliding Doors

---

# Interior Features



**Floor Covering:** Carpet, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Kitchen Island

**Bathrooms Full:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Electric Oven, Microwave, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Sprinklers In Rear

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.26

**View:** Trees/Woods

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

**Water:** Public

**HOA Amenities:** None

## Fees

**HOA Fee:** \$630

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Annually

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$9,523.51

**Tax Lot:** 35.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 249.68



# School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

