



**\$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 and is the perfect home to trade up into! 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 [...]

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

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## **Basics**



**Date added:** Added 2 months ago

**MLS ID:** 202610497

**List Office Name:** Howard Hanna  
Capital Inc

**List Agent Email:** caitlinmontalvo@howardhanna.com

**List Agent Office Phone:**  
518-944-8228

**Days On Market:** 48

**County:** Saratoga

**Living Area sqft:** 2871

**Lot Size Acres:** 0.26 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 13

**Bedrooms:** 5 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Year built:** 2022

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16445&lang=en-US>

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## Directions

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

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## Building Details

**Construction Materials:** Vinyl Siding

**Patio & Porch:** Pressure Treated Deck, Deck

**Garage:** 1

**Garage Spaces:** 2

**Basement:** Full, Sump Pump

**Roof:** Asphalt, Shingle

**Windows:** Screens, Shutters, Egress Window

**Property Condition:** Updated/Remodeled

**Architectural Style:** Colonial

**Doors:** Sliding Doors

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## 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

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## 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

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## Amenities & Features

**Sewer:** Public Sewer

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

**Water:** Public

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$630

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Annually

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## 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



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# School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

