



\$734,980

3 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

Under Construction Now! Many upgrades included in the list price – see docs for complete list of what’s included. This 2,900 sq ft Colonial is a stunning spec home currently under construction, thoughtfully designed with today’s most popular upgrades. Featuring 4 bedrooms, 2.5 baths, and a versatile study, this home offers both style and functionality. The upgraded kitchen boasts a center island, stainless steel appliances, and elegant finishes, opening seamlessly to the dining and living areas. The spacious primary suite showcases a tray ceiling, walk-in closet, and a luxurious bath with a custom tile shower. Additional highlights include a 12×12 pressure-treated deck, perfect for entertaining, and quality details throughout. Nestled in Timber Creek Preserve in Ballston Lake, you’ll enjoy beautifully landscaped surroundings [...]

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

Basics



Date added: Added 3 weeks ago
List Office Name: Tailored Real Estate Group
List Agent Office Phone: 518-744-0654
County: Saratoga
Subdivision Name: Timber Creek Preserve
Category: Residential
New Construction: 1
Total Rooms: 14
Bathrooms: 3 baths
Year built: 2025

MLS ID: 202611909
List Agent Email: jleonbruno@tailoredreg.com
Days On Market: 18
Living Area sqft: 2900
Lot Size Acres: 0.21 acres
Type: Single Family Residence
Status: Active
Bedrooms: 4 beds
Half baths: 0 half baths

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=16673&lang=en-US>

Directions

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

Building Details

Construction Materials: Stone, Vinyl Siding
Garage: 1
Basement: Full, Unfinished
Windows: Egress Window
Patio & Porch: Pressure Treated Deck, Deck, Porch
Garage Spaces: 2
Roof: Asphalt
Architectural Style: Colonial

Interior Features



Floor Covering: Carpet, Laminate, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: Tray Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Room, Upper Level

Heating: Forced Air, Natural Gas

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

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Builder

Bathrooms Full: 3

Exterior Features

Parking: Driveway, Garage Door Opener **Exterior Features:** Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.21

Lot Features: Landscaped

Amenities & Features

Utilities: Cable Available, Underground Utilities

Sewer: Public Sewer

Water: Public

HOA Amenities: None

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Fees

HOA Fee: \$165

HOA Fee Frequency: Quarterly

HOA Fee Includes: Other

Financial



Special Listing Conditions: Required Reg Policy

Tax Annual Amount: \$13,000

Tax Block: 1

Tax Lot: 38

Tax Tract: 249.68

School Information

Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

