



\$721,900

30 SADDLEBROOK BOULEVARD, BALLSTON, NY 12019

<https://fallatigroup.com>

Last chance to own in Kelley Farms. Make this final lot yours in Phase 5! Located on a quiet cul-de-sac, located in Saratoga County, Shen School District. Shown is the Portsmouth - 2 story Contemporary two-story and ranch models available. Lot Premium applicable.

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

Basics



Date added: Added 7 months ago

MLS ID: 202529504

List Office Name: Howard Hanna Capital Inc

List Agent Email: dianeeichel@howardhanna.com

List Agent Office Phone: 518-495-8380

Days On Market: 133

County: Saratoga

Living Area sqft: 2913

Subdivision Name: Kelley Farms

Lot Size Acres: 0.77 acres

Category: Residential

Type: Single Family Residence

New Construction: 1

Status: Active

Total Rooms: 16

Bedrooms: 4 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Year built: 2025

Zoning: Single Residence

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=16816&lang=en-US>

Directions

Directions: 87N to Exit 11, Left on Round Lake Road, Right on Eastline, left on Kelley Farms Rd, left on Saddlebrook,

Building Details

Construction Materials: Vinyl Siding **Patio & Porch:** Covered, Front Porch

Garage: 1

Attached Garage: 1

Garage Spaces: 2

Basement: Full, Interior Entry, Sump Pump, Unfinished

Roof: Asphalt, Shingle

Windows: Egress Window, ENERGY STAR Qualified Windows

Architectural Style: Contemporary

Doors: ENERGY STAR Qualified Doors, Sliding Doors

Fencing: None



Interior Features

Floor Covering: Carpet, Ceramic Tile, Vinyl, Wood **Heating:** Natural Gas

Cooling: Central Air

Appliances: Dishwasher, Range, Range Hood

Fireplace: 1

Fireplace Features: Family Room, Gas

Interior Features: High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island

Above Grade Finished Area Source: Builder

Laundry Features: Upper Level

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Exterior Features: Drive-Paved, Lighting

Lot Size Units: Acres

Lot Size Area: 0.77

Lot Features: Road Frontage, Sprinklers In Front, Cul-De-Sac

View: Trees/Woods

Amenities & Features

Utilities: Cable Available

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

Other Equipment: Irrigation Equipment

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$9,000

Tax Block: 2

Tax Lot: 2.000

Tax Tract: 239.15



School Information

Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

