

# 30 SADDLEBROOK BOULEVARD, BALLSTON, NY 12019

https://fallatigroup.com

New homes at Kelley Farms, 2 lots remain in Phase 5. Located on a quiet cul-de-large lot, located in Saratoga County, Shen School District. Shown is the Portsmouth – 2 story Contemporary model, open floor plan. Lot Premium applicable

- 1 hods
- 3 haths
- Single Family Residence
- Residentia
- Active

# **Basics**



Date added: Added 21 hours ago

**List Office Name:** Howard Hanna Capital

Inc

**List Agent Office Phone:** 518-495-8380

Living Area sqft: 2913

Lot Size Acres: 0.77 acres

**Type:** Single Family Residence

**Status:** Active

**Bedrooms: 4** beds

Half baths: 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202529504

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

**County:** Saratoga

**Subdivision Name:** Kelley Farms

Category: Residential

**New Construction:** 1

**Total Rooms:** 16

**Bathrooms: 3** baths

Year built: 2025

#### **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
Builder

Builder

Surface Counters, Walk-In Closet(s), Ceramic Tile

Bath, Kitchen Island

**Laundry Features:** Upper Level **Bathrooms Full:** 2

#### **Exterior Features**

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

Paved Lighting

Lot Size Units: Acres Lot Size Area: 0.77

Lot Features: Road Frontage, Sprinklers In Front, Cul- View: Trees/Woods

De-Sac

#### **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

