



**\$539,000**

## **30 SYCAMORE STREET, BALLSTON, NY 12019**

<https://fallatigroup.com>

Beautiful modern Colonial across from neighborhood Green Space and Gazebo. This charming home offers generously sized rooms filled with natural light. The spacious living room opens onto a stunning two-tiered deck, perfect for entertaining or relaxing while enjoying the serene view of the adjacent wood preserve. A perfect blend of comfort, space and scenic surroundings. Also, let's not forget the first floor primary, with tray ceiling and many other upgrades! Plus a first floor office.

- 3 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 1 week ago

**List Office Name:** Berkshire Hathaway Home Services Blake

**List Agent Office Phone:** 518-368-0215

**County:** Saratoga

**Subdivision Name:** Timber Creek Preserve

**Lot Size Dimensions:** 59x92x69

**Type:** Single Family Residence

**Total Rooms:** 10

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202518069

**List Agent Email:** jtaub@bhhsblake.com

**Days On Market:** 4

**Living Area sqft:** 1890

**Lot Size Acres:** 0.13 acres

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 2013

## Directions

**Directions:** Northway, (I 87) to Exit 11. West on Round Lake Road about 1.7 miles. Timber Creed Preserve on Left, first right is Sycamore. Property on left across from green space. NO SIGN. Square footage provided by seller.

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial, Contemporary

**Patio & Porch:** Awning(s), Covered, Deck, Front Porch, Porch

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Unfinished

**Windows:** Blinds, Curtain Rods

**Doors:** Sliding Doors

## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Eat-in Kitchen

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 3

**Heating:** Forced Air, Natural Gas

**Appliances:** Ice Maker, Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** See Remarks

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Secluded, Level, Views, Landscaped

**Exterior Features:** Drive-Paved, Garden, Lighting

**Lot Size Area:** 0.13

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Cable Available, Cable Connected

**Water:** Public

**Security Features:** Security System

**Sewer:** Public Sewer

**HOA Amenities:** Recreation Facilities

## Fees

**HOA Fee:** \$520

**HOA Fee Includes:** Maintenance Grounds, Snow Removal

**HOA Fee Frequency:** Annually

## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$6,960

**Tax Lot:** 15.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 249.43

School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

