



31 SADDLEBROOK BOULEVARD, BALLSTON, NY 12019

<https://fallatigroup.com>

2 Lots remain in Phase 5 of Kelley Farms. Located in Saratoga County, Shenendehowa School District. Shown is the Roosevelt Model (ranch). Open contemporary floor plan. Lot premium applicable

\$605,900

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 5 months ago
List Office Name: Howard Hanna Capital Inc
List Agent Office Phone: 518-495-8380
County: Saratoga
Subdivision Name: Kelley Farms
Lot Size Dimensions: 222565
Type: Single Family Residence
Status: Pending
Bedrooms: 3 beds
Half baths: 1 half bath
Zoning: Single Residence

MLS ID: 202529505
List Agent Email: dianeeichel@howardhanna.com
Days On Market: 39
Living Area sqft: 2430
Lot Size Acres: 0.52 acres
Category: Residential
New Construction: 1
Total Rooms: 12
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

Garage: 1

Basement: Full, Interior Entry

Windows: Double Pane Windows, Egress Window, ENERGY STAR Qualified Windows

Doors: Sliding Doors

Patio & Porch: Rear Porch, Front Porch

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Contemporary, Ranch

Fencing: None

Interior Features



Floor Covering: Carpet, Ceramic Tile, Vinyl

Cooling: Central Air

Fireplace: 1

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

Laundry Features: Laundry Room, Main Level, Washer Hookup

Heating: Natural Gas

Appliances: Dishwasher, Range, Range Hood

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

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

Lot Size Units: Acres

Lot Features: Level, Sprinklers In Front, Irregular Lot, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.52

View: Trees/Woods

Amenities & Features

Utilities: Cable Available

Water: Public

Other Equipment: Irrigation Equipment

Sewer: Public Sewer

Electric: 200+ Amp Service

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

Financial

Possession: At Closing

Tax Annual Amount: \$8,000

Tax Lot: 32.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 239.15

School Information



Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

