



**\$856,426**

## **34 SADDLEBROOK BOULEVARD, BALLSTON, NY 12019**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Pending

First Floor living at its best. Beautiful farmhouse look. Features include open floor plan, luxury Master Suite, 9' foundation, luxury master suite bath. Pella windows and sliders, and much more. Act now! A handful of lots remain for your custom home!!

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Howard Hanna Capital Inc.

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

**Living Area sqft:** 2226

**Lot Size Acres:** 0.98 acres

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 14

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202514411

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

**County:** Saratoga

**Subdivision Name:** Saddlebrook

**Lot Size Dimensions:** 119x394x143x316

**Type:** Single Family Residence

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 2025

## Directions

**Directions:** 87N to Exit 11 to Round Lake Rd, W. to Ballston Lke Rd, go thru roundabouts, R on Eastline, L on Kelley Farms Rd, L on Saddlebrook Blvd

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Unfinished, Walk-Out Access

**Windows:** Egress Window, ENERGY STAR Qualified Windows

**Doors:** ENERGY STAR Qualified Doors, Sliding Doors

**Patio & Porch:** Rear Porch, Front Porch

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Ranch

**Fencing:** None

## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Paddle Fan, Radon System, Solid Surface Counters, Walk-In Closet(s), Cathedral Ceiling(s), Kitchen Island

**Laundry Features:** Laundry Closet, Main Level

**Bathrooms Total:** 3

**Heating:** Natural Gas

**Appliances:** Dishwasher, Range, Range Hood

**Fireplace Features:** Electric, Family Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Sprinklers In Front, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.98

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**Other Equipment:** Irrigation Equipment

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Security Features:** Carbon Monoxide Detector(s)

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$12,000

**Tax Lot:** 43.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 239.15

## School Information



**Elementary School:** Chango

**High School:** Shenendehowa

**High School District:** Shenendehowa

