



\$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 4 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

