



35 SADDLEBROOK BOULEVARD, BALLSTON, NY 12019

<https://fallatigroup.com>

Our Lincoln model at over 3,000 sq, ft allows for flexible living space. A soaring open space above the family room with a private study, dining, mudroom, laundry and flex room on first floor. Primary suite includes a large walk-in closet along with a private bathroom suite. Two addtl bdrms and full bath on second floor. There is an option to finish off the large bonus room for endless possibilities. Many other models to choose from in Kelley Farms.

\$811,040

- 4 beds
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 3 months ago

List Office Name: Howard Hanna Capital Inc.

List Agent Office Phone: 518-495-8380

Living Area sqft: 3112

Lot Size Acres: 0.66 acres

Category: Residential

New Construction: 1

Total Rooms: 18

Half baths: 1 half bath

Zoning: Single Residence

MLS ID: 202514505

List Agent Email: dianeeichel@howardhanna.com

County: Saratoga

Subdivision Name: Kelley Farms

Lot Size Dimensions: 176x220x59x243

Type: Single Family Residence

Status: Pending

Bedrooms: 4 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

Garage Spaces: 2

Roof: Asphalt

Architectural Style: Colonial

Fencing: None

Patio & Porch: Covered, Front Porch

Attached Garage: 1

Basement: Full, Unfinished

Windows: Egress Window, ENERGY STAR Qualified Windows

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood, Laminate

Cooling: Central Air

Fireplace: 1

Interior Features: Radon System, Walk-In Closet(s), Kitchen Island

Laundry Features: Laundry Room, Upper Level

Bathrooms Total: 4

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Range, Range Hood

Fireplace Features: Family Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 3

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Cul-De-Sac, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 0.66

View: Trees/Woods

Amenities & Features

Utilities: Cable Available

Water: Public

Other Equipment: Irrigation Equipment

Sewer: Public Sewer

Electric: 200+ Amp Service

Financial

Possession: At Closing

Tax Annual Amount: \$10,000

Tax Lot: 34.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 239.15

School Information



Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

