

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.

- 4 heds
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 7 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 Patio & Porch: Covered, Front Porch

Garage: 1 Attached Garage: 1

Garage Spaces: 2 **Basement:** Full, Unfinished

Roof: Asphalt Windows: Egress Window, ENERGY STAR Qualified

Windows

Architectural Style: Colonial Doors: Sliding Doors

Fencing: None

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood,

Laminate

Fireplace: 1

Cooling: Central Air **Appliances:** Dishwasher, Range, Range

Hood

Interior Footswee Dades Custom Mally In

Interior Features: Radon System, Walk-In

Closet(s), Kitchen Island

Laundry Features: Laundry Room, Upper Level

Bathrooms Total: 4

Fireplace Features: Family Room

Heating: Forced Air, Natural Gas

Above Grade Finished Area Source:

Builder

Bathrooms Full: 3

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved Exterior Features: Drive-Paved

Lot Size Units: Acres Lot Size Area: 0.66

Lot Features: Sprinklers In Front, Cul-De-Sac, Landscaped **View:** Trees/Woods

Amenities & Features

Utilities: Cable Available **Sewer:** Public Sewer

Water: Public Electric: 200+ Amp Service

Other Equipment: Irrigation Equipment

Financial

Possession: At Closing Special Listing Conditions: Standard

Tax Annual Amount: \$10,000 Tax Block: 2

Tax Lot: 34.000 **Tax Tract:** 239.15

School Information



Elementary School: Chango High School: Shenendehowa

High School District: Shenendehowa

