



\$845,305

## 39 SADDLEBROOK BOULEVARD, BALLSTON, NY 12019

<https://fallatigroup.com>

4 Lots remain in Phase 5 of Kelley Farms. Located in Saratoga County, Shenendehowa School District. Shown is the Portsmouth Model or you can choose a model from our selection of homes; ranches, two-story, 1st flr master plans all situated on large home sites

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

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### Basics



**Date added:** Added 11 months ago  
**List Office Name:** Howard Hanna Capital Inc  
**List Agent Office Phone:** 518-495-8380  
**Living Area sqft:** 2913  
**Lot Size Acres:** 0.79 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 14  
**Bathrooms:** 3 baths  
**Year built:** 2025

**MLS ID:** 202522205  
**List Agent Email:** dianeeichel@howardhanna.com  
**County:** Saratoga  
**Subdivision Name:** Kelley Farms  
**Lot Size Dimensions:** 348.8  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

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## Directions

**Directions:** 87N to exit 11, left on Round Lake Road, right on Eastline Rd, left on Kelley Farms Rd, left on Saddlebrook Blvd.

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## 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:** Front Porch

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial, Contemporary

**Fencing:** None

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## Interior Features



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

**Cooling:** Central Air

**Fireplace:** 1

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

**Laundry Features:** Laundry Room, Upper Level

**Heating:** Natural Gas

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

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 2

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## 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:** 0.79

**View:** Trees/Woods

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## 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)

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$106.51

**Tax Lot:** 35.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 239.15

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## School Information



**Elementary School:** Chango

**High School:** Shenendehowa

**High School District:** Shenendehowa

