



\$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

Basics



Date added: Added 6 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

Directions

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

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

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

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

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)

Financial

Possession: At Closing

Tax Annual Amount: \$106.51

Tax Lot: 35.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 239.15

School Information



Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

