



**\$475,000**

## **4 CONIFER DRIVE, BALLSTON, NY 12027**

<https://fallatigroup.com>

Burnt Hills SD – Designed for Happy Living! Brand new roof w/new plywood! Just a 1/4 mile to Francis L Stevens elementary school. What an entertainers delight no matter the season. Situated in a quiet residential neighborhood on a 1/2 acre lot is this well maintained 4BR/1.5BA side hall colonial which has approx 1800 sq ft of living space plus another 450 sq ft in the finished basement with wet bar. Attached one car garage making bringing groceries directly into the kitchen easy . The exterior features a fully aluminum fenced inground pool with lovely perennials and gardens surrounding it. The 220 sq ft screen room overlooks the pool and provides shade, it also has a woodburning fireplace for chilly fall or [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 2 weeks ago

**List Office Name:** Inglenook Realty Inc

**List Agent Office Phone:** 518-365-5137

**County:** Saratoga

**Lot Size Acres:** 0.47 acres

**Type:** Single Family Residence

**Total Rooms:** 14

**Bathrooms:** 2 baths

**Year built:** 1970

**MLS ID:** 202525838

**List Agent Email:** kgordon@inglenookrealtyinc.com

**Days On Market:** 31

**Living Area sqft:** 1800

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

## Directions

**Directions:** Lake Hill to Cowhy 57 to Conifer

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Architectural Style:** Colonial

**Patio & Porch:** Screened, Front Porch, Porch

**Attached Garage:** 1

**Basement:** Finished, Full, Heated, Interior Entry

**Property Condition:** Updated/Remodeled

**Fencing:** Other, Back Yard

## Interior Features

**Floor Covering:** Tile, Wood

**Cooling:** Central Air

**Fireplace:** 3

**Interior Features:** High Speed Internet, Wet Bar, Eat-in Kitchen

**Laundry Features:** In Basement

**Heating:** Forced Air, Natural Gas

**Appliances:** Ice Maker, Built-In Electric Oven, Cooktop, Dishwasher, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room, Gas, Living Room, Wood Burning

**Above Grade Finished Area Source:** See Remarks

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Garden, Landscaped

**Exterior Features:** Drive-Paved, Garden

**Lot Size Area:** 0.47

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## Amenities & Features

**Utilities:** Cable Connected **Sewer:** Septic Tank

**Water:** Public **Electric:** 200+ Amp Service

**Pool Features:** In Ground **Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$6,433

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## School Information

**High School:** Burnt Hills-Ballston Lake HS

**High School District:** Burnt Hills-Ballston Lake CSD (BHBL)

