



\$337,131

## 40 BALLSTON AVENUE, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

Classic 1896 Victorian on a Rare Oversized Corner Lot in the Village of Ballston Spa This authentic Victorian offers timeless character, generous space, and an exceptional village setting. Original details shine throughout, including high ceilings, classic woodwork, a grand staircase, and inviting front and back porches. A large walk-up attic provides exciting future potential for additional living space, studio, or storage. Key mechanical updates have already been completed, including a new gas furnace and central air system (2024), new water heater, and a full roof replacement (2022), along with an updated main bath—providing a solid foundation for the next owner. What truly sets this property apart is the included bonus rear lot, creating a rare amount of outdoor space in a village [...]

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

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### Basics



**Date added:** Added 2 months ago  
**MLS ID:** 202615471  
**List Agent Email:** scottvarley@kw.com  
**Days On Market:** 15  
**Living Area sqft:** 1496  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 4 beds  
**Half baths:** 1 half bath

**Contingency:** Contingent - Continue to Show  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 518-281-6808  
**County:** Saratoga  
**Lot Size Acres:** 0.47 acres  
**Type:** Single Family Residence  
**Total Rooms:** 7  
**Bathrooms:** 2 baths  
**Year built:** 1896

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## Directions

**Directions:** From Ballston Spa High School, head north on Ballston Avenue, pass McMaster Street, and continue toward West High Street--the home will be on the left just before West High Street.

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## Building Details

**Construction Materials:** Clapboard, Shingle Siding, Wood Siding  
**Basement:** Full, Interior Entry  
**Architectural Style:** Victorian  
**Patio & Porch:** Rear Porch, Front Porch  
**Roof:** Shingle

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## Interior Features

**Floor Covering:** Hardwood, Laminate, Parquet, Wood  
**Cooling:** Central Air  
**Fireplace:** 1  
**Above Grade Finished Area Source:** CRS  
**Heating:** Forced Air, Natural Gas  
**Appliances:** Built-In Electric Oven, Gas Water Heater, Oven, Range, Refrigerator  
**Interior Features:** Wall Paneling, Eat-in Kitchen  
**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Driveway, Off Street, Paved

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

**Lot Size Units:** Acres

**Lot Size Area:** 0.47

**Lot Features:** Level, Road Frontage, Sloped, Cleared, Corner Lot, Garden, Irregular Lot

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** Circuit Breakers

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$3,605.91

**Tax Block:** 1

**Tax Lot:** 18.000

**Tax Tract:** 216.39

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

