



**\$855,955**

## **44 SADDLEBROOK BOULEVARD, BALLSTON, NY 12019**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

Lincoln model at over 3,000 sq. ft allows for flexible living space. A soaring open space above the family room with private study. Dining room, mudroom, laundry and flex room. Primary suite includes a large walk-in closet along with a private bathroom suite. Two addt'l bdrms and full bath on second floor along with bonus room. Many other models to choose from in Kelley Farms

### **Basics**



**Date added:** Added 3 months ago

**List Office Name:** Howard Hanna Capital Inc.

**List Agent Office Phone:** 518-495-8380

**Living Area sqft:** 3112

**Lot Size Acres:** 0.54 acres

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 17

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202515118

**List Agent Email:** dianeeichel@howardhanna.com

**County:** Saratoga

**Subdivision Name:** Kelley Farms

**Lot Size Dimensions:** 182x150x193x106

**Type:** Single Family Residence

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 2025

## 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

**Windows:** Egress Window, ENERGY STAR Qualified Windows

**Doors:** ENERGY STAR Qualified Doors

**Patio & Porch:** Front Porch

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood, Laminate

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Radon System, Tray Ceiling(s), Ceramic Tile Bath, Kitchen Island

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

**Bathrooms Total:** 4

**Heating:** Natural Gas

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

**Fireplace Features:** Family Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Driveway, Garage Door Opener

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Cul-De-Sac, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.54

**View:** Trees/Woods

## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Other Equipment:** Grinder Pump, Irrigation Equipment

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$89.88

**Tax Lot:** 38.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 239.15

## School Information



Elementary School: Chango

High School District: Shenendehowa

High School: Shenendehowa

