



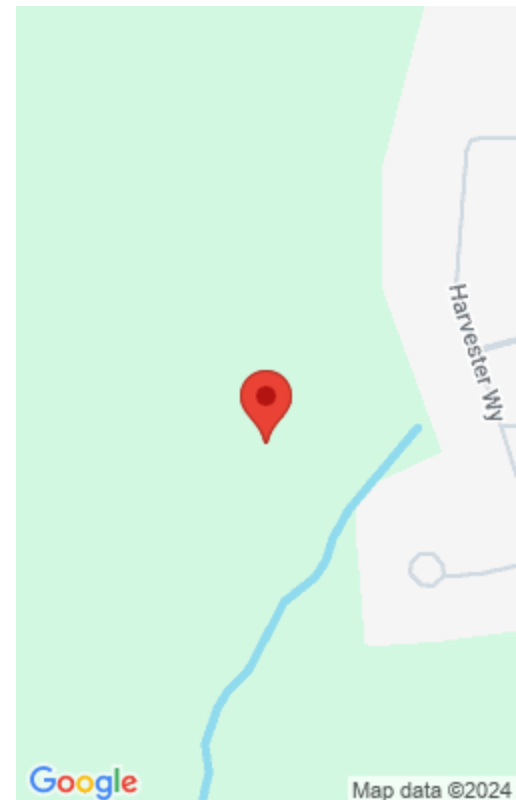
\$789,900

46 SADDLEBROOK BOULEVARD, BALLSTON, NY 12019

<https://fallatigroup.com>

Looking to build your dream home ~ Kelley Farms Phase 5 has now opened. Many models and lots to choose from ~1/2+ lots available, as well as Garden level and Walk-out options. Public utilities, natural gas, no HOA, generous included features. Ranches, 2 stories as well as multigenerational plans. To Be Built Condition

- 4 beds
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 10 months ago

List Office Name: Howard Hanna

List Agent Office Phone: 518-495-8380

County: Saratoga

Lot Size Acres: 0.7 acres

Category: Residential

Status: Active

Bedrooms: 4 beds

Year built: 2023

MLS ID: 202329020

List Agent Email: dianeeichel@howardhanna.com

Days On Market: 1

Living Area sqft: 2883

Lot Size Dimensions: 180x189

Type: Single Family Residence

Total Rooms: 16

Half baths: 1 half bath

Zoning: Single Residence

Directions

Directions: 87N to Exit 11 to Round Lake Rd, w on Ballston Lake Rd, go thru roundabouts, R on Eastline, L on Kelley Farms Rd, R on Paddock

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Basement: Full, Unfinished

Windows: ENERGY STAR Qualified Windows

Doors: Sliding Doors

Patio & Porch: Covered, Porch

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: 2 Story

Fencing: None

Interior Features



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

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Radon System, Solid Surface Counters, T1 Internet, Tray Ceiling(s), Vaulted Ceiling(s), Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Room, Upper Level

Bathrooms Total: 3

Heating: Natural Gas

Appliances: Dishwasher, Range, Range Hood

Fireplace Features: Family Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Exterior Features

Parking: Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

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

Exterior Features: Drive-Paved, Lighting, Other

Lot Size Area: 0.7

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)

Additional

Buyer Agency Compensation: 2.50

Sub Agency Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



Financial

Possession: At Closing

Tax Annual Amount: \$12,000

Tax Lot: 37

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 239.15

School Information

Elementary School: Chango

High School District: Shenendehowa

High School: Shenendehowa

