



\$709,980

## 5 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

This beautiful ranch home is under construction now! Site has beautiful lush landscaping, walking trails, sidewalks, street lamps & forever wild that borders these homesites. Pictures are of a previously built home & may not come with all the upgrades shown. Price includes many popular upgrades. Complete list in documents. Rooms are rounded to closest sq foot & is designed to give an idea of the space. Superior Condition, To Be Built Condition, Condition-New, Custom Kitchen Feature

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

---

### Basics



**Date added:** Added 3 months ago  
**List Office Name:** Tailored Real Estate Group  
**List Agent Office Phone:** 518-744-0654  
**County:** Saratoga  
**Lot Size Acres:** 0.18 acres  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202613053  
**List Agent Email:** jleonbruno@tailoredreg.com  
**Days On Market:** 1  
**Living Area sqft:** 2190  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 10  
**Bathrooms:** 2 baths  
**Year built:** 1

---

## Directions

**Directions:** Exit 11 west on Round Lake Rd. Left on Eastline Rd, 1st Right into Timber Creek Preserve

---

## Building Details

**Construction Materials:** Stone, Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Custom, Ranch  
**Patio & Porch:** Pressure Treated Deck, Deck, Porch  
**Attached Garage:** 1  
**Basement:** Full, Unfinished  
**Windows:** Egress Window  
**Doors:** Sliding Doors

---

## Interior Features



**Floor Covering:** Carpet, Laminate, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Tray Ceiling(s), Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

---

## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Cleared, Landscaped

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

**Lot Size Area:** 0.18

---

## Amenities & Features

**Utilities:** Cable Available, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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

---

## Fees

**HOA Fee:** \$165

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Quarterly

---

## Financial



**Possession:** At Closing

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$13,000 **Tax Block:** 1

**Tax Lot:** 39

**Tax Tract:** 249.68

---

## School Information

**Elementary School:** Chango

**High School:** Shenendehowa

**High School District:** Shenendehowa

