



\$380,000

## 554 VICTORY CIRCLE, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Wait till you step into this lovely ranch located in the desirable Colonial Hills neighborhood and Ballston Spa School District. This home sits on a corner lot that has a fenced in yard with privacy fence. Once you step inside you will be met with an open floor concept, 3 bedrooms, 2 full baths just on the first floor, plus so much more space in the basement too. This ranch has such a an amazing amount of windows to allow in so much great natural sun light. It's ready for you to call it home.

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### Basics



**Date added:** Added 3 days ago  
**List Office Name:** Renovo Real Estate  
**List Agent Office Phone:** 518-410-4017  
**Living Area sqft:** 1391  
**Lot Size Acres:** 0.32 acres  
**Type:** Single Family Residence  
**Total Rooms:** 13  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202427848  
**List Agent Email:** giasells518@gmail.com  
**County:** Saratoga  
**Subdivision Name:** Colonial Hills  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1990

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## Directions

**Directions:** From Northline Rd... south on Greenfield Av, (R) into Colonial Hills via Jefferson St, (L) on Franklin St, (R) on Victory Cir, follow to the corner of Nathan Dr and Victory Cir, 554 Victory Cir is on your right side.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Property Condition:** Updated/Remodeled  
**Doors:** Sliding Doors

**Patio & Porch:** Covered, Front Porch  
**Attached Garage:** 1  
**Basement:** Finished, Full, Heated, Interior Entry  
**Windows:** Screens, Blinds  
**Architectural Style:** Ranch  
**Fencing:** Back Yard, Fenced, Privacy

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## Interior Features



**Floor Covering:** Laminate, Tile

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Kitchen Island

**Laundry Features:** In Basement, Laundry Room

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Oven, Gas Water Heater, Icemaker, Microwave, Range, Refrigerator, Washer/Dryer, Water Softener

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

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

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Road Frontage, Corner Lot, Landscaped

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

**Lot Size Area:** 0.32

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Security Features:** Carbon Monoxide Detector(s), Fire Alarm

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,000

**Tax Lot:** 60

**Special Listing Conditions:** Standard

**Tax Block:** 4

**Tax Tract:** 203.9



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# School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

