



\$524,995

576 ACLAND BOULEVARD, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Experience comfort and elegance in this colonial home located in the desirable Rowlands Hollow, just 15 minutes from downtown Saratoga Springs. With low taxes and a host of modern updates, this residence boasts new heating, AC, and hot water system, alongside a new roof installed in 2017. Step inside to find an inviting kitchen, family room, and dining area adorned with hardwood floors, while the bathrooms upstairs feature exquisite tile and granite finishes. The heated four-season sunroom, complete with a cozy gas fireplace, invites you to relax year-round. Outside, entertain in style with a 30' round above-ground pool, complemented by a spacious 20×15' deck with a 3' walk-around. Additional amenities include an automatic sprinkler system, Generac generator, new driveway & garage doors.

Basics



Date added: Added 2 months ago
List Office Name: Track Realty Prime, LLC
List Agent Office Phone: 518-333-5000
County: Saratoga
Lot Size Acres: 0.63 acres
Type: Single Family Residence
Total Rooms: 8
Half baths: 1 half bath
Zoning: Single Residence

MLS ID: 202429951
List Agent Email: gardner@trackrealty.com
Days On Market: 3
Living Area sqft: 2069
Category: Residential
Status: Active
Bedrooms: 3 beds
Year built: 1995

Directions

Directions: Grand Ave to Acland Blvd

Building Details

Construction Materials: Vinyl Siding
Garage: 1
Garage Spaces: 2
Roof: Asphalt
Doors: French Doors

Patio & Porch: Deck, Enclosed, Porch
Attached Garage: 1
Basement: Finished, Full
Architectural Style: Colonial

Interior Features



Floor Covering: Carpet, Hardwood, Tile

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Walk-In Closet(s), Eat-in Kitchen

Laundry Features: In Basement, Other

Bathrooms Total: 3

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Dryer, Microwave, Oven, Range, Refrigerator, Washer

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Level, Sprinklers In Front, Sprinklers In Rear, Cleared, Landscaped

Exterior Features: Drive-Paved, Garden

Lot Size Area: 0.63

Amenities & Features

Utilities: Cable Available

Water: Public

Pool Features: Above Ground, Outdoor Pool

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

Sewer: Public Sewer

Electric: Circuit Breakers, Generator

Other Equipment: Irrigation Equipment

Financial

Possession: At Closing

Tax Annual Amount: \$6,390

Tax Lot: 24

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 177.9



School Information

High School: Saratoga Springs

High School District: Saratoga Springs

