



\$550,000

61 SYCAMORE STREET, BALLSTON, NY 12019

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Pending

Why wait to build! Custom 6-year Hazel Colonial in Timbercreek, offering 2,391 SF: 4 bedrooms + Office and THREE full baths. Thoughtfully designed w/quality finishes throughout. Custom Eat-In kitchen – featuring Granite countertops, Double-Tiered Island & Stainless appliances – opens to a sun-filled Living Room w/soaring Cathedral Ceilings & cozy gas fireplace. Flex Office + Full Bath on 1st floor add flexibility. Formal DR & convenient 2nd-floor laundry. Full Basement w/Egress. 2-car garage includes Electric vehicle charger. Owned Solar Panels. Set on a beautifully landscaped .14-acre lot w/patio & fully Fenced-In backyard. Shen Schools (Chango Elem) Enjoy the tree-lined neighborhood w/sidewalks & ornamental lighting, central gazebo, 80 acres of preserved land and over 3 miles of trails!

Basics



Date added: Added 1 month ago

List Office Name: Howard Hanna

List Agent Office Phone: 518-560-2245

County: Saratoga

Subdivision Name: Timber Creek Preserve

Category: Residential

Status: Pending

Bedrooms: 4 beds

Year built: 2019

MLS ID: 202518306

List Agent Email: pameladobry@howardhanna.com

Days On Market: 7

Living Area sqft: 2391

Lot Size Acres: 0.14 acres

Type: Single Family Residence

Total Rooms: 12

Half baths: 0 half baths

Directions

Directions: Northway Exit 11, West on Round Lake Rd to Timber Creek Preserve.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt, Shingle

Doors: Sliding Doors

Patio & Porch: Patio

Attached Garage: 1

Basement: Full

Architectural Style: Colonial

Fencing: Vinyl, Back Yard

Interior Features



Floor Covering: Ceramic Tile, Wood

Cooling: Central Air

Fireplace: 1

Interior Features: Paddle Fan, Walk-In Closet(s), Cathedral Ceiling(s), Eat-in Kitchen

Laundry Features: Laundry Room, Upper Level

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: CRS

Bathrooms Full: 3

Exterior Features

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

Lot Size Units: Acres

Lot Features: Level, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 0.14

Amenities & Features

Sewer: Public Sewer

Electric: Other, Photovoltaics Seller Owned

Water: Public

HOA Amenities: None

Fees

HOA Fee: \$640

HOA Fee Includes: Other

HOA Fee Frequency: Annually

Financial



Possession: At Closing

Tax Annual Amount: \$8,422

Tax Lot: 26.000

Special Listing Conditions: Standard

Tax Block: 2

Tax Tract: 249.43

School Information

Elementary School: Chango

High School District: Shenendehowa

High School: Shenendehowa

