



## 62 CHAPMAN STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

Multiple offers received. Best and final offers due 5/11 at 2PM. Step into timeless charm with this classic side hall Colonial, perfectly set in a beautiful neighborhood just minutes from downtown Ballston Spa, downtown Saratoga, SPAC and the Saratoga Race Course. From the moment you arrive, you'll appreciate the character and warmth this home offers—featuring original details like beautiful glass doorknobs, elegant French doors in the living room, and hardwood floors throughout. Highlights include 9-foot ceilings and a bright, inviting layout filled with natural light. The solid construction provides incredible bones, while key updates offer peace of mind, including all new windows throughout the home (2022) and a new hot water heater (2025). Enjoy outdoor living at its best with a covered [...]

\$400,000

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 1 month ago

**List Office Name:** Howard Hanna Capital Inc

**List Agent Office Phone:**  
518-386-9596

**County:** Saratoga

**Lot Size Acres:** 0.15 acres

**Type:** Single Family Residence

**Total Rooms:** 7

**Bathrooms:** 1 bath

**Year built:** 1934

**MLS ID:** 202616617

**List Agent Email:** jacksonpilgram@howardhanna.com

**Days On Market:** 3

**Living Area sqft:** 1568

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

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## Directions

**Directions:** Milton Ave (Rte. 50) to Malta Ave, right on Chapman St. House is on right

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## Building Details

**Construction Materials:** Wood Siding

**Garage:** 1

**Basement:** Exterior Entry, Full, Interior Entry

**Property Condition:** Updated/Remodeled

**Doors:** French Doors

**Patio & Porch:** Covered, Porch

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Colonial

**Fencing:** Vinyl, Fenced

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## Interior Features

**Floor Covering:** Hardwood, Tile

**Cooling:** Window Unit(s)

**Interior Features:** Paddle Fan, Solid Surface Counters, Built-in Features

**Laundry Features:** In Basement

**Heating:** Hot Water, Natural Gas

**Appliances:** Built-In Electric Oven, Microwave, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Detached, Garage Door Opener

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.15

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

**Electric:** 100 Amp Service

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,777

**Tax Lot:** 52.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 216.25

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

