



\$449,900

74 ARCADIA COURT, BALLSTON, NY 12020

<https://fallatigroup.com>

Stop looking! This is the condominium for you! Located in charming Ballston Spa sits a 2 yr. young 3 BDR 2 full bath masterpiece. An upstairs unit on the very end of the 1 road enclave. Woods & nature trails on all sides! Inside, you'll find quartz counter tops w/ a breakfast bar for 4, stainless steel kitchen appliances, wide plank LVT, a gas fireplace & so much more! This completely maintenance free beauty won't last long, schedule your appointment today!

- 3 beds
- Condominium
- Residential
- Active

Basics



Date added: Added 1 day ago

List Office Name: Gabler Realty, LLC

List Agent Office Phone: 518-779-5383

County: Saratoga

Subdivision Name: Adam's Point

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 2022

MLS ID: 202517677

List Agent Email: Christie@GablerRealty.com

Days On Market: 1

Living Area sqft: 1834

Lot Size Acres: 0.04 acres

Type: Condominium

Total Rooms: 9

Half baths: 0 half baths

Directions

Directions: Route 67 to Brookline Rd to Arcadia Ct. Last unit on the right

Building Details

Construction Materials: Aluminum Siding, Stone

Garage: 1

Basement: Slab

Windows: Screens, Blinds, Double Pane Windows

Architectural Style: Condominium Unit

Patio & Porch: Composite Deck, Covered, Deck

Garage Spaces: 2

Roof: Asphalt, Metal

Property Condition: Updated/Remodeled

Fencing: Perimeter

Interior Features



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|--|--|
| Floor Covering: Carpet, Linoleum | Heating: Forced Air |
| Cooling: Central Air | Appliances: Ice Maker, Built-In Electric Oven, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, Microwave, Refrigerator, Washer/Dryer |
| Fireplace: 1 | Interior Features: High Speed Internet, Paddle Fan, Solid Surface Counters, Tray Ceiling(s), Walk-In Closet(s), Eat-in Kitchen |
| Above Grade Finished Area Source: Builder | Laundry Features: Laundry Room, Upper Level |
| Bathrooms Full: 2 | Bathrooms Total: 2 |

Exterior Features

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|---|---|
| Parking: Driveway, Garage Door Opener | Exterior Features: Drive-Paved, Lighting |
| Lot Size Units: Acres | Lot Size Area: 0.04 |
| Lot Features: Wooded, Corner Lot, Cul-De-Sac, Landscaped | View: Trees/Woods |

Amenities & Features

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|--|--|
| Utilities: Cable Available, Underground Utilities | Sewer: Public Sewer |
| Water: Public | Electric: 150 Amp Service |
| HOA Amenities: None | Security Features: Fire Sprinkler System, Carbon Monoxide Detector(s) |

Fees

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|--|-----------------------------------|
| HOA Fee: \$268 | HOA Fee Frequency: Monthly |
| HOA Fee Includes: Maintenance Grounds, Maintenance Structure, Snow Removal, Trash | |



Financial

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|-----------------------------------|---|
| Possession: At Closing | Special Listing Conditions: Standard |
| Tax Annual Amount: \$3,928 | Tax Block: 1 |
| Tax Lot: 209.000 | Tax Tract: 228.39 |

School Information

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| High School: Ballston Spa | High School District: Ballston Spa |
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