



\$699,980

7 BALSAM COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

Under construction now! First floor primary suite. Open floor plan is great for entertaining. Walking trails, community park area, sidewalks & street lights are just a few of the amazing things we offer. Price includes some upgrades listed in documents. Photos are of a previously built home and may contain upgrades and selections not included in the price.

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 months ago
List Office Name: Tailored Real Estate Group
List Agent Office Phone: 518-744-0654
County: Saratoga
Subdivision Name: Timber Creek Preserve
Category: Residential
New Construction: 1
Total Rooms: 12
Bathrooms: 3 baths
Year built: 2025

MLS ID: 202611647
List Agent Email: jleonbruno@tailoredreg.com
Days On Market: 24
Living Area sqft: 2431
Lot Size Acres: 0.18 acres
Type: Single Family Residence
Status: Active
Bedrooms: 3 beds
Half baths: 1 half bath
Zoning: Single Residence

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=17131&lang=en-US>

Directions

Directions: Exit 11 west on Round Lake Rd. Left on Eastline Rd, 1st Right into Timber Creek Preserve

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Shingle

Architectural Style: Colonial, Custom

Patio & Porch: Rear Porch, Screened, Covered, Front Porch, Porch

Attached Garage: 1

Basement: Full, Sump Pump, Unfinished

Windows: Egress Window

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Laminate, Vinyl

Cooling: Central Air

Fireplace: 1

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

Laundry Features: Laundry Closet, Main Level

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Disposal, Electric Oven, Gas Water Heater, Microwave

Fireplace Features: Family Room, Gas

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Exterior Features

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

Lot Size Units: Acres

Lot Features: Sprinklers In Front, Cleared, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 0.18

Amenities & Features

Utilities: Cable Available, Underground Utilities

Water: Public

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

Sewer: Public Sewer

HOA Amenities: None

Fees

HOA Fee: \$165

HOA Fee Includes: Other

HOA Fee Frequency: Quarterly

Financial



Possession: At Closing

Special Listing Conditions: Required Reg Policy, Standard

Tax Annual Amount: \$13,000 **Tax Block:** 1

Tax Lot: 40

Tax Tract: 249.68

School Information

Elementary School: Chango

High School: Shenendehowa

High School District: Shenendehowa

