



**\$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 4 days ago

**List Office Name:** Tailored Real Estate Group

**List Agent Office Phone:** 518-744-0654

**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

**MLS ID:** 202611647

**List Agent Email:** jleonbruno@tailoredreg.com

**County:** Saratoga

**Subdivision Name:** Timber Creek Preserve

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 12

**Bathrooms:** 3 baths

**Year built:** 2025

## 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

