



\$349,900

## 7 COTTONWOOD COURT, BALLSTON, NY 12019

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Welcome to this well cared for home sitting in a quiet cul-de-sac within the charming Northwood Estates of Ballston Lake and highly sought-after Shenendehowa Schools. Conveniently located to all nearby amenities and only minutes to I-87. Many updates have been completed recently including but not limited to a new roof and driveway, tankless water heater, updated bathroom, new lighting and fresh paint. The kitchen opens up into dining room creating an inviting place for entertaining with open concept feel, complete with breakfast bar. Half acre lot gives plenty of outdoor space for private relaxation and entertaining all summer long. Don't miss out, schedule your showing today!

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### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Keller Williams Capital Dist  
**List Agent Office Phone:** 518-937-4124  
**Living Area sqft:** 1322  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 2001

**MLS ID:** 202422841  
**List Agent Email:** kristiank@kw.com  
**County:** Saratoga  
**Lot Size Acres:** 0.51 acres  
**Type:** Single Family Residence  
**Total Rooms:** 6  
**Half baths:** 1 half bath

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## Directions

**Directions:** Take Exit 11 on Route 87, head west, take Cedarwood Drive, turn left onto Cottonwood Ct.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Basement:** Slab  
**Property Condition:** Updated/Remodeled  
**Fencing:** Back Yard

**Patio & Porch:** Deck  
**Garage Spaces:** 2  
**Roof:** Shingle  
**Architectural Style:** Colonial

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## Interior Features

**Floor Covering:** Carpet, Vinyl  
**Cooling:** Central Air  
**Interior Features:** Grinder Pump  
**Laundry Features:** Main Level  
**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Dryer, Microwave, Oven, Range, Refrigerator, Tankless Water Heater, Washer  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Private

**Exterior Features:** None

**Lot Size Area:** 0.51

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**Water:** Public

**Other Equipment:** Grinder Pump

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## Additional

**Compensation Disclaimer:** .

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$5,252

**Tax Lot:** 56.003

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 250.05

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## School Information

**Elementary School:** Chango

**High School District:** Shenendehowa

**High School:** Shenendehowa

