



\$285,000

## 70 PEPPERBUSH PLACE, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

Set in a peaceful, wooded neighborhood of Luther Forest this two-level home offers the perfect blend of comfort, functionality, and low maintenance outdoor space. Updated kitchen complete with granite countertops and newer stainless steel appliances perfect for any home chef. New flooring throughout along with new windows and refreshed bathrooms, this townhome has it all. Conveniently located just minutes from downtown shopping, GlobalFoundries, state parks and so much more! Come see this move-in-ready home - this opportunity won't last!

- 2 beds
- 2 baths
- Townhouse
- Residential
- Active

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### Basics



**Date added:** Added 4 days ago  
**List Office Name:** KW Platform  
**List Agent Office Phone:** 845-825-2979  
**County:** Saratoga  
**Lot Size Acres:** 0.16 acres  
**Type:** Townhouse  
**Total Rooms:** 4  
**Bathrooms:** 2 baths  
**Year built:** 1984

**MLS ID:** 202614226  
**List Agent Email:** lizziesells4you@gmail.com  
**Days On Market:** 2  
**Living Area sqft:** 912  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 1 half bath

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## Directions

**Directions:** After the roundabout on Dunning turn down Fox Wander Rd and turn left onto Pepperbush.

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## Building Details

**Construction Materials:** Wood Siding  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Fencing:** Wood, Back Yard, Fenced  
**Patio & Porch:** Patio  
**Basement:** Slab  
**Windows:** ENERGY STAR Qualified Windows

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## Interior Features

**Floor Covering:** Carpet, Laminate, Tile  
**Cooling:** Window Unit(s)  
**Interior Features:** Eat-in Kitchen  
**Laundry Features:** Main Level  
**Heating:** Other, Baseboard, Electric  
**Appliances:** Dishwasher, Electric Oven, Refrigerator, Washer/Dryer  
**Above Grade Finished Area Source:** Public Records  
**Bathrooms Full:** 1



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## Exterior Features

**Exterior Features:** Other

**Lot Size Area:** 0.16

**View:** Forest

**Lot Size Units:** Acres

**Lot Features:** Wooded, Cul-De-Sac

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**Water:** Public

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$150

**HOA Fee Includes:** Maintenance Grounds

**HOA Fee Frequency:** Annually

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,478

**Special Listing Conditions:** Standard

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

