



\$575,000

706 SWAGGERTOWN ROAD, CHARLTON, NY 12302

<https://fallatigroup.com>

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

Step into timeless elegance with this brand-new Craftsman-style ranch. Sunlight pours through expansive windows, highlighting warm red oak floors and soaring 9' ceilings that create a bright, open ambiance. Entertain effortlessly in the stunning kitchen featuring SS appliances, or relax by the cozy gas fireplace. Enjoy serene mornings on the composite deck overlooking your private, 1+ acre wooded lot. The main level offers 2 spacious bedrooms and 2 full baths, while the upper level adds a third bedroom, full bath, & bonus family room. A 2-car garage & full, unfinished walkable crawl space offer incredible storage. Thoughtfully designed and move-in ready—your dream home begins here!

*Taxes are estimated; property has not been assessed with completed build

Basics



Date added: Added 2 months ago

MLS ID: 202519064

List Agent Email: Judi@GablerRealty.com

Days On Market: 52

Living Area sqft: 1943

Category: Residential

New Construction: 1

Total Rooms: 11

Bathrooms: 3 baths

Year built: 2025

Contingency: Contingent - Continue to Show

List Office Name: Gabler Realty, LLC

List Agent Office Phone: 518-278-7230

County: Saratoga

Lot Size Acres: 1.04 acres

Type: Single Family Residence

Status: Active

Bedrooms: 3 beds

Half baths: 0 half baths

Zoning: Single Residence

Directions

Directions: Driving south on Swaggertown, house is on your left. If you hit Bolt Rd on your right you have gone too far.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Garage Spaces: 2

Roof: Asphalt

Doors: Sliding Doors

Patio & Porch: Composite Deck

Attached Garage: 1

Basement: Crawl Space, Full, Interior Entry, Unfinished

Architectural Style: Craftsman

Interior Features



Floor Covering: Hardwood, Tile

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 3

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Oven, Range, Range Hood, Refrigerator

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 3

Exterior Features

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

Lot Size Units: Acres

Lot Features: Level, Landscaped

Exterior Features: Drive-Paved

Lot Size Area: 1.04

View: Trees/Woods

Amenities & Features

Sewer: Septic Tank

Electric: 200+ Amp Service, Circuit Breakers

Financial

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 256.00

Tax Annual Amount: \$10,000

Tax Lot: 63.000

School Information

High School: Burnt Hills-Ballston Lake HS

High School District: Burnt Hills-Ballston Lake CSD (BHBL)

