



\$449,000

## 79 W HIGH STREET, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

Step back in time with this historic colonial mansion built in 1822, located in the heart of the historic district. Bursting with character and charm, this grand residence offers 9 bedrooms, 4 bathrooms, and 5 working fireplaces throughout. Two very large living rooms, and a 16×20 Dining room off the Butler Pantry. The rich hardwood floors flow through every level, showcasing timeless craftsmanship you just don't see today. With a little TLC, this property holds endless possibilities—transform it into a stunning single-family estate, a profitable multi-family residence, or even a charming bed & breakfast. Whether you're an investor, a preservation enthusiast, or someone looking to create their forever home, this rare opportunity is filled with potential. Don't miss your chance to own [...]

- 9 beds
- 4 baths
- Single Family Residence
- Residential
- Active

---

### Basics



**Date added:** Added 2 months ago

**MLS ID:** 202524408

**List Office Name:** Coldwell Banker Prime Properties

**List Agent Email:** annemarie.bouyea@coldwellbankerprime.com

**List Agent Office Phone:** 518-320-2537

**Days On Market:** 194

**County:** Saratoga

**Living Area sqft:** 4401

**Lot Size Acres:** 0.6 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 16

**Bedrooms:** 9 beds

**Bathrooms:** 4 baths

**Half baths:** 1 half bath

**Year built:** 1822

**Zoning:** Single Residence

---

## Virtual Tour

**Virtual Tour:**

<https://www.coldwellbankerprime.com/pim-video/180819524/79-w-high-street-ballston-spa-ny-usa-12020.html>

---

## Directions

**Directions:** Route 50 to West High street in Ballston Spa

---

## Building Details

**Construction Materials:** Brick, Wood Siding

**Patio & Porch:** Rear Porch, Side Porch, Front Porch

**Basement:** Full, Partial

**Roof:** Asphalt

**Windows:** Screens, Storm Window(s), Wood Frames

**Doors:** French Doors

**Fencing:** None

---

## Interior Features



**Floor Covering:** Hardwood

**Cooling:** None

**Fireplace:** 6

**Interior Features:** Crown Molding, Eat-in Kitchen

**Laundry Features:** Electric Dryer Hookup, In Bathroom, Washer Hookup

**Heating:** Natural Gas, Steam, Wood Stove

**Appliances:** Dishwasher, Dryer, Gas Oven, Oven, Refrigerator, Washer

**Fireplace Features:** Wood Burning Stove, Basement, Dining Room, Family Room, Living Room, Wood Burning

**Above Grade Finished Area Source:** See Remarks

**Bathrooms Full:** 3

---

## Exterior Features

**Parking:** Driveway, Off Street

**Lot Size Units:** Acres

**Lot Features:** Landscaped

**Exterior Features:** Other

**Lot Size Area:** 0.6

---

## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 150 Amp Service, Fuses

---

## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$7,173

**Tax Block:** 6

**Tax Lot:** 6.1

**Tax Tract:** 216.39

---

## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

