



**\$415,000**

## **82 BEACON STREET, BALLSTON, NY 12020**

<https://fallatigroup.com>

OPEN HOUSE SAT 7/12 10-12. Enjoy single floor living in this, meticulously maintained, 2 Bedroom 2 Bath first floor Condo with Premium Upgrades. Ideally situated in the heart of Ballston Spa and the highly sought after Burnt Hills Ballston Lake School District, this home boasts stunning hardwood floors, elegant granite countertops, a built-in cedar closet, and a cozy gas fireplace—perfect for those chilly winter nights. Wake up to beautiful sunrise views from your private deck, and enjoy the charm of a covered exterior porch. A full basement and oversized one car garage offers ample storage. HOA takes care of all exterior maintenance including lawn and snow removal. Built with convenience and luxury in mind, this great home will not last long! Schedule [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active

### **Basics**



**Date added:** Added 5 days ago

**List Office Name:** Renovo Real Estate

**List Agent Office Phone:** 518-495-0088

**Living Area sqft:** 1250

**Category:** Residential

**Status:** Active

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**MLS ID:** 202521080

**List Agent Email:** Kelly\_osterlitz@yahoo.com

**County:** Saratoga

**Lot Size Acres:** 0.05 acres

**Type:** Condominium

**Total Rooms:** 9

**Bathrooms:** 2 baths

**Year built:** 2015

## Directions

**Directions:** rte 50 to Kasey Pass r onto Beacon

## Building Details

**Construction Materials:** Aluminum Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt

**Doors:** Storm Door(s)

**Patio & Porch:** Rear Porch

**Attached Garage:** 1

**Basement:** Unfinished

**Architectural Style:** Condominium Unit

## Interior Features

**Floor Covering:** Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Dryer, Gas Oven, Microwave, Refrigerator, Washer/Dryer

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Attached, Garage Door Opener, Paved  
**Lot Size Units:** Acres

**Exterior Features:** Lighting  
**Lot Size Area:** 0.05

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## Amenities & Features

**Sewer:** Public Sewer  
**HOA Amenities:** None

**Water:** Public

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## Fees

**HOA Fee:** \$264  
**HOA Fee Includes:** Maintenance Grounds, Snow Removal

**HOA Fee Frequency:** Monthly

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## Financial

**Possession:** At Closing  
**Tax Annual Amount:** \$3,615

**Special Listing Conditions:** Standard

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## School Information

**High School:** Burnt Hills-Ballston Lake HS

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

