



\$454,900

## 9 WIGGINS DRIVE, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

SOLD BEFORE PRINT

- 2 beds
- Townhouse
- Residential
- Active

### Basics

**Date added:** Added 5 months ago

**List Office Name:** Signature One Realty Grp, LLC

**List Agent Office Phone:** 518-376-2965

**Living Area sqft:** 1449

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 7

**Half baths:** 0 half baths

**MLS ID:** 202415886

**List Agent Email:** cmquade32@gmail.com

**County:** Saratoga

**Lot Size Acres:** 0.2 acres

**Type:** Townhouse

**Status:** Active

**Bedrooms:** 2 beds

**Year built:** 2024

### Directions



**Directions:** I-87 Exit 12 East on 67 to north on Route 9, 1.7 miles to left on East High street, Thompson Farms on the right.

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## Building Details

**Construction Materials:** Vinyl Siding

**Basement:** Full

**Windows:** Screens, Double Pane Windows, Egress Window, ENERGY STAR Qualified Windows

**Doors:** Sliding Doors

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Ranch, Townhouse

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## Interior Features

**Floor Covering:** Carpet, Laminate, Linoleum, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Solid Surface Counters, Walk-In Closet(s), Kitchen Island

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

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, ENERGY STAR Qualified Appliances, Gas Water Heater, Microwave, Range, Refrigerator

**Fireplace Features:** Gas

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.2

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## Amenities & Features



**Utilities:** Underground Utilities

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**HOA Amenities:** None

**Other Equipment:** Irrigation Equipment

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## Fees

**HOA Fee:** \$175

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Maintenance Grounds, Snow Removal

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$1

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## School Information

**High School:** Ballston Spa

**High School District:** Ballston Spa

