



**\$822,700**

## **L-17 VAN PATTEN DRIVE, CLIFTON PARK, NY 12065**

<https://fallatigroup.com>

NOW Open – Clifton Park's Newest Best Address – "Saddlebrook Ridge" choice 1+ acre wooded homesites in the choicest location with quick, easy access to everything the Capital Region has to offer. Th Springs plan is so versatile offering openness & functionality, 3 or 4 bedrooms, an amazing screened Porch option, Walk-out basement possible, + professional Home Office in every plan! Great selection of other plans including custom design, prices from \$700's to \$1.2 million

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

### **Basics**



**Date added:** Added 22 hours ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-229-5104  
**County:** Saratoga  
**Subdivision Name:** Saddlebrook  
**Lot Size Dimensions:** 1.22 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath

**MLS ID:** 202521507  
**List Agent Email:** fureyteam@gmail.com  
**Days On Market:** 1  
**Living Area sqft:** 2400  
**Lot Size Acres:** 1.22 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 13  
**Bathrooms:** 3 baths  
**Zoning:** Single Residence

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## Directions

**Directions:** Rt 9 in Clifton Park to Kinns Rd, rt onto Carlton Rd, rt on Van Patten Dr, OR Exit 10 of Northway (I-87)west on Ushers Rd, left onto Van Patten Dr, Saddlebrook Ridge starts by intersection of LaCosta Dr, look for signs

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt  
  
**Architectural Style:** Colonial, Craftsman, Custom

**Patio & Porch:** Front Porch  
**Attached Garage:** 1  
**Basement:** Finished, Full  
**Windows:** Screens, Double Pane Windows, ENERGY STAR Qualified Windows  
**Fencing:** None

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## Interior Features



**Floor Covering:** Carpet, Hardwood, Tile

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Walk-In Closet(s), Ceramic Tile Bath, Crown Molding, Kitchen Island

**Laundry Features:** Laundry Room, Upper Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Sloped, Wooded, Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 1.22

## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Other Equipment:** Grinder Pump

## Fees

**HOA Fee:** \$300

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Annually

## Financial



**Possession:** At Closing      **Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$1

**School Information**

**High School:** Shenendehowa

**High School District:** Shenendehowa

