



\$749,200

## L12 VAN PATTEN DRIVE, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

Exciting new Ranch design & Amazing opportunity at the Now Open "Saddlebrook Ridge" Clifton Parks newest & Best new home community! Special "pre-Construction Savings"! This one story home offers it all, expansive kitchen, plenty of open space, check it out today. Prices start in the \$700's to \$1.3, selection of home designs & custom build available.

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

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### Basics



**Date added:** Added 10 hours ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-229-5104  
**Living Area sqft:** 2150  
**Lot Size Acres:** 1.12 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 13  
**Bathrooms:** 2 baths  
**Zoning:** Single Residence

**MLS ID:** 202614855  
**List Agent Email:** fureyteam@gmail.com  
**County:** Saratoga  
**Subdivision Name:** Saddlebrook  
**Lot Size Dimensions:** 1.12 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

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## Directions

**Directions:** Ushers Rd to Van Patten OR Carlton Rd to Van Patten

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Basement:** Finished, Full, Heated, Interior Entry, Other  
**Windows:** ENERGY STAR Qualified Windows  
**Doors:** Sliding Doors

**Patio & Porch:** Covered, Front Porch, Porch  
**Garage Spaces:** 2  
**Roof:** Asphalt  
**Architectural Style:** Craftsman, Custom, Ranch, Traditional  
**Fencing:** None

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## Interior Features



**Floor Covering:** Carpet, Tile, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Grinder Pump, Paddle Fan, Walk-In Closet(s), Cathedral Ceiling(s), Ceramic Tile Bath, Kitchen Island

**Laundry Features:** Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Electric Oven, Microwave, Range, Refrigerator

**Fireplace Features:** Family Room, Gas

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Paved

**Lot Size Units:** Acres

**Lot Features:** Wooded, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 1.12

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## Amenities & Features

**Utilities:** Cable Available, Cable Connected, Underground Utilities

**Water:** Public

**Accessibility Features:** Other

**Security Features:** Carbon Monoxide Detector(s)

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$300

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Annually

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## Financial

**Special Listing Conditions:** Required Reg Policy

**Tax Annual Amount:** \$1



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# School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

