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\$727,900

## L15 VAN PATTEN DRIVE, CLIFTON PARK, NY 12065

<https://fallatigroup.com>

OPEN SUNDAY 12:30-2:00\*\* Special "Pre-Construction Savings"! 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. Popular Ranch style plan & an amazing value! 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
- 2 baths
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 2 months ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-229-5104  
**County:** Saratoga  
**Subdivision Name:** Saddlebrook  
**Lot Size Dimensions:** 1.0 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202612068  
**List Agent Email:** fureyteam@gmail.com  
**Days On Market:** 43  
**Living Area sqft:** 2146  
**Lot Size Acres:** 1 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 12  
**Bathrooms:** 2 baths  
**Zoning:** Single Residence

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=15885&lang=en-US>

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## Directions

**Directions:** Ushers Rd off exit 10 of Northway to VanPatten Drive, look for signs on the left

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 7

**Roof:** Asphalt

**Architectural Style:** Craftsman, Custom, Ranch

**Green Energy Efficient:** Appliances, Construction, HVAC, Thermostat

**Patio & Porch:** Front Porch

**Attached Garage:** 1

**Basement:** 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:** Vaulted Ceiling(s), Walk-In Closet(s), Ceramic Tile Bath, Crown Molding, Kitchen Island

**Laundry Features:** Laundry Room, Main 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

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## 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

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## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Public

**HOA Amenities:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

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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

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

