



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



©2024 Global MLS

Listing courtesy of: Howard Hanna

**MLS# - 202410317 - Price: \$701,428**

40 Saddlebrook Boulevard, Ballston Lake, NY

**Description:** Beautiful home designs, meeting your every need. Phase 5 is now open. Many models to choose from 1/2acre+ lots available. Garden and walk out options available. Public utilities, natural gas, no HOA, generous included features. Ranches, 2 story, as well as multigenerational plans. To be built

**Acres:** 0.52

**Below Ground Square Feet:** 1012

**Town:** Ballston

**Property Type:** Residential

**Bedrooms:** 3

**Bathrooms:** 2 Full

**School District:** Shenendehowa

**Estimated Taxes:** \$90

**Water:** Public

**Sewer:** Public Sewer

**Heat:** Natural Gas

**Garage:** 2

**Property Style:** 2 Story

**Basement:** Unfinished

**Exterior:** Aluminum Siding

**Exterior Features:** Lighting, Other

**County:** Saratoga

**Cooling:** Central Air

**Parking Spaces:** 4

**Zoning:** Single Residence

**Interior Features:** High Speed Internet, Home Protection Plan, Radon System, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS,SRS,C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)