



*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: Tailored Real Estate Group

**MLS# - 202410445 - Price: \$459,980**

9 Linden Court, Ballston Lake, NY

**Description:** WOW!! All look at these upgrades! Located inside our popular Timber Creek subdivision. This beautiful Open Concept Ranch includes many upgrades in the price. The impressive list of upgrades include: Tray Ceiling in the Master Suite, 5' master shower, Tile Backsplash in the kitchen, Granite counters & Island w/ overhang for extra seating, soft close cabinets, Coretec flooring, gas fireplace, Stainless appliances, vented hood, 14 x 12 Pressure treated deck, Sprinkler System and so much more! There are also a variety of Lots and Floor Plans to choose from to build your Custom Home. Photos are of this home. Open house Sundays 12-3pm

**Acres:** 0.11

**Property Type:** Residential

**School District:** Burnt Hills-Ballston Lake CSD (BHBL)

**Sewer:** Public Sewer

**Property Style:** Custom, Ranch, Townhouse

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

**Parking Spaces:** 4

**Year Built:** 2023

**Bedrooms:** 3

**Estimated Taxes:** \$9,000

**Heat:** Forced Air, Natural Gas

**Basement:** Full, Sump Pump, Unfinished

**County:** Saratoga

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Cathedral Ceiling(s), Eat-in Kitchen, Kitchen Island

**Town:** Ballston

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** Central Air



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

