



*Your Lake George Real Estate Experts!*

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**MLS# - 202412327 - Price: \$799,000**

21 Kozy Lane, Ballston Spa, NY

**Description:** New construction with lake rights and lake views situated on a quiet dead end road! Located in the highly desirable Riley Cove neighborhood. This 1 story modern farmhouse has an open floor plan with 10' ceilings, high end appliances, wide plank hardwood floors, gas fireplace, Anderson windows and alarm system. Large detached garage with space above for storage. 14' of deeded lake rights, along with access to the boat launch. Convenient location just a few minutes away from the Saratoga Race Track, SPAC, downtown Saratoga and I-87. Private, quiet backyard. Agent is owner.



**Acres:** 0.21

**Bedrooms:** 2

**Estimated Taxes:** \$13,919

**Sewer:** Public Sewer

**Property Style:** Craftsman,  
Farmhouse

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

**Parking Spaces:** 6

**Town:** Malta

**Bathrooms:** 2 Full

**Lake/River:** Saratoga Lake

**Heat:** Forced Air, Propane Tank  
Leased

**Basement:** Crawl Space

**County:** Saratoga

**Zoning:** Single Residence

**Property Type:** Residential

**School District:** Ballston Spa

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Interior Features:** High Speed  
Internet, Home Protection Plan,  
Paddle Fan, Ceramic Tile Bath,  
Crown Molding, Kitchen Island,  
Built-in Features



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