



Your Lake George Real Estate Experts!

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202412728 - Price: \$600,000

7 Birch Hill Court, Ballston Lake, NY

Description: Open, bright & meticulously cared-for, this Adirondack-inspired custom home sits on a .77 oasis on a wooded cul-de-sac of Clifton Park's Stonegate. This elegant gem spans 3196 sqft w/4BR, 2.5BA, 2-car garage, 1500 sq ft finished basement & masterful perennial gardens. An exhaustive renovation makes this home move-in ready: Anderson windows, cathedral ceilings, stone gas fireplace, wood stove, hardwoods & sunroom. The kitchen is the centerpiece loaded w/ 2 islands, oceans of stone counters & a butler's pantry. An oversized reimagined ensuite primary is your airy sanctuary + 3 bedrooms up & renovated full bath. New carpeting, patios, walking paths, irrigation & shed. Quick access to I-87. A stunning home that will not last.

Acres: 0.77

Property Type: Residential

School District: Shenendehowa

Sewer: Public Sewer

Property Style: Contemporary

Exterior Features: Drive-Paved,
Garden, Lighting

Parking Spaces: 5

**Below Ground Square
Feet:** 1500

Bedrooms: 4

Estimated Taxes: \$10,477

Heat: Ductless, Fireplace Insert,
Forced Air, Humidity Control,
Natural Gas, Wood Stove

Basement: Finished, Full, Heated,
Pillar/Post/Pier

County: Saratoga

Interior Features: High Speed
Internet, Paddle Fan, Walk-In
Closet(s), Built-in Features,
Cathedral Ceiling(s), Chair Rail,
Crown Molding, Dry Bar, Kitchen
Island

Town: Clifton Park

Bathrooms: 2 Full

Water: Public

Garage: 2

Exterior: Cedar

Cooling: Central Air, Ductless



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