

fine homes
—international—
Prudential Manor Homes, Realtors®



22 Knoll wood Dr. Ballston Lake, NY 12019



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Located in Southern Saratoga County on a neighborly family type street. Convenient shopping is within one mile, including three gas stations, Stewarts, Hess, Two banks, Hardware, Liquor, McDonalds, and golf courses. Convenient entrance to I 87, a 15 minute drive to Latham Circle, 20 minutes to downtown Albany and 15 minutes to Saratoga Springs.



*Gas forced air heat and central air
2 Car garage
Asphalt Shingled roof
School: Shenendehowa
Taxes: \$7886
Lot Size: .53 Acre
Age: 3
Exterior: Brick and Vinyl
Square Feet: 3100
Second Floor Laundry Room
Gourmet Kitchen
Full basement
Sprinklers*

Offered At 449,800



*For More Information, please call:
Susan Stott, CRS, GRI
Prudential Manor Homes,
REALTORS
371-8040 ext. 210 office
428-3204 cell/ vm
susan@susanstotthomes.com*

Web site: susanstotthom



prudentialmanor.com

Entrance Foyer: Two story entry with hardwood floor, guest closet, and 1st floor office to the left for convenience.

Living Room: 12'2 x 16'5: Delightful warm living room invites family enjoyment, hardwood floors.



Formal Dining Room: 12'2 x 15'4: *formal or informal, hardwood floor, large windows, tray ceiling.*



Kitchen: *this eat-in kitchen makes cooking simple, top of the line range, refrigerator, dishwasher, microwave, hardwood floor, eating area overlooking backyard .*



Family Room 19'6 x 18'0: *Two stories, 2nd stairway to bedrooms, Berber carpeting, wonderful windows overlooking the private backyard. Ceiling fan remains.*



2nd floor



Master Bedroom: 12'2 x 20'6 neutral décor, wall to wall carpeting, a large walk-in closet.

Master Bath with whirlpool tub, ceramic tile floor. Separate shower.

Bedroom 2, 3& 4: tastefully decorated, wall to wall carpeting, large closet just like new.

#2: 12'8 x 11'2 with large wall closet

#3: 12 x 12'2 with large closet

#4: 11'10 x 13'2 with large closet

Full Bath: sing and splash in this tiled bath, with wood cabinet vanity.

Linen Closet (large)

Laundry Room on 2nd floor saving you steps

Additional Information:

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