



Your Lake George Real Estate Experts!

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Listing courtesy of: eXp Realty, LLC

MLS# - 202231614 - Price: \$69,999

40 S Pearl Street, Malone, NY

Description: Welcome to this meticulously maintained 3/4 bedroom, 1.5 bath home presents a perfect opportunity as your next starter home or investment property. Step inside to discover a spacious kitchen, dining room, office/loft area, and convenient laundry facilities on the first floor, complemented by three bedrooms and a full bath upstairs. Recent upgrades include a new water heater, plumbing, 200 amp service, flooring, metal roof, vinyl siding, and windows, ensuring worry-free living for years to come. Enjoy the charm of both front and rear porches, ideal for entertaining or simply relaxing outdoors. Located just steps from Main St, this home offers easy access to restaurants, shopping, a public park, and all the amenities that Malone has to offer. Please note: property is being sold with tenant

Acres: 0.14

Property Type: Residential

School District: Malone

Sewer: Public Sewer

Basement: Full, Unfinished

County: Franklin

Below Ground Square Feet: 500 **Town:** Malone

Bedrooms: 3

Estimated Taxes: \$4,060

Heat: Forced Air, Oil

Exterior: Vinyl Siding

Cooling: None

Bathrooms: 1 Full

Water: Public

Property Style: Colonial, Old Style

Exterior Features: None

Parking Spaces: 2



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