



*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)



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Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202319904 - Price: \$40,000**

81 1st Avenue, Hadley, NY

**Description:** PLEASE READ THIS ENTIRELY BEFORE CONTACTING LISTING AGENT. SHORT SALE. Appraisal has come back at list price. Short Sale is being professionally processed by Universal Short Sales, LLC. Buyer Responsible Short Sale Processing Fee of \$10,000. Please review "Presentation of Offers" document before submitting offer. Property sold as-is. Great value add opportunity in town of Hadley.



**Acres:** 0.11

**Bedrooms:** 2

**Water:** Public

**Garage:** 1

**Exterior:** Vinyl Siding

**Cooling:** None

**Town:** Hadley

**Bathrooms:** 1 Full

**Sewer:** Public Sewer

**Property Style:** Ranch

**Exterior Features:** None, Other

**Parking Spaces:** 4

**Property Type:** Residential

**School District:** Hadley Luzerne

**Heat:** Baseboard, Hot Water

**Basement:** Crawl Space

**County:** Saratoga



**Daniel Davies**  
NYS Licensed Real Estate  
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