



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Lake Homes Realty, LLC

## **MLS# - 202323211 - Price: \$705,000**

1536 County Highway 110 , Broadalbin, NY

**Description:** YOU CAN BE IN BY SUMMER! Come see this charming 3 bedroom, 2.5 bathroom home w/235 combined feet of lakefront, complete w/sandy beach & fire pit, level land w/no stairs to the lake! The first floor features a newly built primary bedroom suite w/ensuite and private deck, a large kitchen, w/granite countertops & center island that flows into the separate dining room which leads into your den w/wood burning fireplace. Enjoy the lake views from the huge great room's wall of windows! There are 2 bedrooms & loft upstairs. Entertain in the walk-out basement w/built-in bar. The outside wraparound deck is complete w/canopy, full outdoor grilling area w/storage & refrigerator! Separate 2 car heated garage w/half bath, carport, & woodshed. 24x30 metal outbuilding for storing your boat, RV, tractor.

**Acres:** 2  
**Property Type:** Residential  
**School District:** Broadalbin-Perth  
**Water:** Drilled Well  
**Garage:** 2  
  
**Exterior:** Vinyl Siding, Wood Siding  
**Cooling:** Central Air  
**Interior Features:** Jet Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Other, Eat-in Kitchen, Kitchen Island  
**Below Ground Square Feet:** 500  
**Bedrooms:** 3  
**Estimated Taxes:** \$5,588  
**Sewer:** Septic Tank  
**Property Style:** Old Style  
**Exterior Features:** Drive-Paved, Outdoor Kitchen, Other  
**Parking Spaces:** 20  
**Town:** Broadalbin  
**Bathrooms:** 2 Full  
**Lake/River:** Great Sacandaga Lake  
**Heat:** Forced Air, Oil, Propane  
**Basement:** Exterior Entry, Finished, Heated, Interior Entry, Partial, Slab, Sump Pump, Unfinished, Walk-Out Access  
**County:** Fulton  
**Zoning:** Single Residence



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