



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Prime Prop

**MLS# - 202325040 - Price: \$329,900**

43 Cherry Avenue, Delmar, NY

**Description:** Marvelous opportunity to own a ranch duplex in Delmar! Perfect for an owner occupied home. Bethlehem Schools, Slingerlands Elementary. Freshly painted interior! Oak hardwood floors in all 4 bedrooms and both living rooms. Just under 900 Square Ft each side and separate full basements, electric and gas meters. Public water and sewer. Very deep yard. On side A (Left side) Boiler is newer, six windows have been replaced and a new hot water heater was installed and new refrigerator. On side B (Right side) brand new water heater. On CDTA bus line and close to grocery, library, restaurants, parks and rail trail. Rents could bring \$1350.00 to \$1550.00.



**Acres:** 0.32

**Bedrooms:** 4

**Estimated Taxes:** \$5,453

**Heat:** Forced Air, Natural Gas

**Exterior:** Clapboard, Wood Siding

**Cooling:** None

**Interior Features:** Paddle Fan,  
Ceramic Tile Bath

**Town:** Bethlehem

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Ranch

**Exterior Features:** None

**Parking Spaces:** 4

**Property Type:** Multi-Family

**School District:** Bethlehem

**Sewer:** Public Sewer

**Basement:** Full, Interior Entry,  
Unfinished

**County:** Albany

**Zoning:** Multi Residence



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