



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Prime Prop.

## **MLS# - 202326837 - Price: \$249,000**

21 Pearce Lane, Ballston Lake, NY

**Description:** This charming 2-bedroom, 2-full bath home has undergone a full renovation within the last 10 years. It's nestled on a private road with a spacious yard. Access to Ballston Lake is just a short walk away via your shared roadway - inquire with your agent for further details. The property comprises three parcels, and survey maps are readily available. Indoors, you'll find a cozy propane fireplace, washer/dryer hookups, and a convenient first-floor bedroom. Upstairs, the primary bedroom awaits, complete with a beautiful full bathroom. This property has been a successful rental for several years, but please note that showings may be limited due to the tenant's work schedule. Rehab home next door also for sale. Considering buying it all and let your imagination take flight!



**Acres:** 0.33

**Bedrooms:** 2

**Estimated Taxes:** \$3,198

**Sewer:** Public Sewer, Septic Tank

**Basement:** Slab

**Cooling:** Window Unit(s)

**Town:** Ballston

**Bathrooms:** 2 Full

**Lake/River:** Ballston Lake

**Heat:** Baseboard, Fireplace Insert

**Exterior:** Vinyl Siding

**Parking Spaces:** 4

**Property Type:** Residential

**School District:** Burnt Hills-  
Ballston Lake CSD (BHBL)

**Water:** Drilled Well

**Property Style:** Bungalow

**County:** Saratoga

**Interior Features:** Other



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