



*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)



Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202328110 - Price: \$314,900**

54 Meadowlawn Avenue, Troy, NY

**Description:** Well maintained solid, brick 2 Unit home in Troy. Perfect location, located under 5 minutes from RPI in a quiet Sycaway neighborhood, while convenient and close to Rt 7. Perfect for an owner occupant or for an investor. Up-and-down style duplex with separate utilities! Both units are 3 bedrooms, with living and dining rooms, and with gleaming hardwood floors throughout. There's additional space on the front and back porches, double-sized 1 car garage, small yard, and full, unfinished basement. Great tenants currently in place. Call your agent today for a look! Sold as-is.



**Acres:** 0.1

**Bedrooms:** 6

**Estimated Taxes:** \$5,105

**Heat:** Hot Water, Natural Gas

**Basement:** Full, Unfinished

**County:** Rensselaer

**Interior Features:** Paddle Fan,  
High Speed Internet

**Town:** Troy

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 1

**Exterior:** Brick

**Parking Spaces:** 3

**Property Type:** Multi-Family

**School District:** Troy

**Sewer:** Public Sewer

**Property Style:** Duplex

**Exterior Features:** None

**Zoning:** Single Residence



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

