



*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: Miranda Real Estate Group, Inc

**MLS# - 202328962 - Price: \$269,000**

13 Marathon Lane, Slingerlands, NY

**Description:** One floor living in Guilderland Schools! This charming, ranch-style townhome has been lovingly maintained by its original owner for almost 50 years. Nestled in a quiet neighborhood, yet conveniently located less than 5 minutes from highways and stores. Over 2000 sq ft of total living space features beautiful kitchen with stainless steel appliances, freshly painted rooms throughout and an abundance of natural light. Spacious primary suite with new vanity in bathroom. Brand new water heater and washer/dryer. Whole house generator offers peace of mind. No HOA. Perfect for a first time buyer or downsizer. Schedule your private showing today!



**Acres:** 0.24

**Property Type:** Residential

**School District:** Guilderland

**Sewer:** Public Sewer

**Property Style:** Townhouse

**Exterior Features:** Drive-Paved

**Parking Spaces:** 3

**Below Ground Square Feet:** 350 **Town:** Bethlehem

**Bedrooms:** 2

**Estimated Taxes:** \$5,329

**Heat:** Baseboard, Natural Gas

**Basement:** Interior Entry, Partial,  
Sump Pump, Unfinished

**County:** Albany

**Interior Features:** Other, Ceramic  
Tile Bath, Crown Molding, Eat-in  
Kitchen

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 1

**Exterior:** Vinyl Siding

**Cooling:** Central Air



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

