



*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)

## Riverfront Home



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Listing courtesy of: Country Boy Realty

**MLS# - 202329032 - Price: \$362,500**

115 Mattice Road, Middleburgh, NY

**Description:** Surrounded by almost 6,000ac of state forests, this charming 4-bed, 2.5-bath 1600sqft Cape Cod on 4ac is in a park-like setting w/ 300ft of frontage on the Catskill Creek, gorgeous views of the Catskill Mtns & easy access to hiking trails at the end of the road. As you enter you immediately notice the pride of ownership throughout the home as well as the bright & airy feel from large bay windows and open layout. The home features a beautifully updated kitchen w/ SS appliances & island seating, 1st floor primary bedroom & ensuite bath w/ double sinks, walk-in closet, laundry in heated basement & new boiler. The guesthouse above the 2-car garage allows you plenty of space to entertain family & friends w/ large patio, deck, & above ground pool. Less than 10mi to the Village of Middleburgh

**Acres:** 4

**Bedrooms:** 4

**Estimated Taxes:** \$6,235

**Sewer:** Septic Tank

**Property Style:** Cape Cod

**Exterior Features:** Drive-Paved

**Parking Spaces:** 5

**Town:** Broome

**Bathrooms:** 2 Full

**Lake/River:** Catskill Creek

**Heat:** Baseboard, Hot Water, Oil

**Basement:** Bilco Doors, Full

**County:** Schoharie

**Interior Features:** High Speed  
Internet, Ceramic Tile Bath,  
Kitchen Island

**Property Type:** Residential

**School District:** Middleburgh

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Aluminum Siding, Vinyl  
Siding

**Cooling:** Window Unit(s)



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

