



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



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Listing courtesy of: Keller Williams Realty Hudson Valley North

MLS# - 202410260 - Price: \$305,000

256 Proper Road, Middleburgh, NY

Description: Charming Cabin Retreat. Escape to the tranquility of the countryside in this 2 bedroom 1.5 bath cabin nestled on 8 acres of picturesque land. Whether you're seeking a peaceful getaway or envisioning a full-time residence, this property offers the best of both worlds. This enchanting home features modern ductless mini split heat/ac unit, pellet stove for cozying up on cold days, electric baseboard heat too, full unfinished basement with endless possibilities, front porch to sit and relax or unwind in your hot tub in your rear screened in porch, above ground pool, detached 2 car garage, garden, fruit trees and trails to enjoy the beauty of nature right outside your back door. Septic cleaned 2022, young roof. Gilboa-Conesville Schools, Create a lifetime of memories in this idyllic setting.

Acres: 8

Bedrooms: 2

Estimated Taxes: \$3,623

Heat: Baseboard, Ductless,
Electric, Pellet Stove

Basement: Full, Interior Entry,
Unfinished, Walk-Out Access

County: Schoharie

Zoning: Single Residence

Town: Broome

Bathrooms: 1 Full

Water: Drilled Well

Garage: 2

Exterior: Block, Wood Siding

Cooling: Ductless

Interior Features: High Speed
Internet, Vaulted Ceiling(s),
Cathedral Ceiling(s), Kitchen
Island

Property Type: Residential

School

District: Gilboa-Conesville

Sewer: Septic Tank

Property Style: Log

Exterior Features: Garden,
Lighting

Parking Spaces: 2



Daniel Davies
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