



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Bird Realty

**MLS# - 202410432 - Price: \$167,000**

871 State Highway 162 , Sprakers, NY

**Description:** Welcome to this charming 3-bedroom, 1-bathroom home with numerous modern updates. The renovated kitchen and bathroom, along with the added sunroom, create a fresh and inviting atmosphere. Enjoy energy efficiency with newer windows and roof, while the spacious backyard features an additional storage shed and a large garage. Revel in beautiful landscape views, and rest easy knowing the property is move-in ready. Other practical features include a generator hookup and a battery backup sump pump, ensuring your comfort and peace of mind. Welcome home to a perfect blend of comfort and convenience!



**Acres:** 0.46  
**Bedrooms:** 3  
**Estimated Taxes:** \$3,171  
**Heat:** Forced Air, Oil  
**Basement:** Partial  
**County:** Montgomery  
**Zoning:** Single Residence

**Town:** Root  
**Bathrooms:** 1 Full  
**Water:** Drilled Well  
**Garage:** 2  
**Exterior:** Cedar  
**Cooling:** None  
**Interior Features:** High Speed Internet, Paddle Fan

**Property Type:** Residential  
**School District:** Canajoharie  
**Sewer:** Septic Tank  
**Property Style:** Ranch  
**Exterior Features:** Drive-Paved  
**Parking Spaces:** 4



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