



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

## **MLS# - 202410808 - Price: \$164,500**

115 Woodside Avenue, Broadalbin, NY

**Description:** Come see this completely renovated, move-in ready, perfectly appointed, home near the Great Sacandaga Lake in Broadalbin! One bedroom plus spacious sleeping loft, living room, eat in kitchen with breakfast bar, laundry room, full bath with custom tile shower, custom wood accent wall and utility room/storage room. New roof, new garage, new hot water heater, Trex decking, vinyl siding, and propane furnace make this cozy home virtually maintenance free!! Close to the snowmobile trail system, several hiking trails and of course all the water sports the lake has to offer makes this is the perfect getaway for outdoor enthusiasts! Just 1/2 mile to The Sacandaga Boat Club, minutes from the Broadalbin Beach & Boat launch, and just 30 minutes to Saratoga!!



**Acres:** 0.1

**Bedrooms:** 1

**Estimated Taxes:** \$1,485

**Heat:** Forced Air, Propane

**Exterior:** Vinyl Siding

**Cooling:** None

**Town:** Broadalbin

**Bathrooms:** 1 Full

**Water:** Drilled Well

**Garage:** 1

**Exterior Features:** None

**Parking Spaces:** 2

**Property Type:** Residential

**School District:** Broadalbin-Perth

**Sewer:** Septic Tank

**Basement:** Pillar/Post/Pier

**County:** Fulton

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



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