



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Keller Williams Realty Hudson Valley North

**MLS# - 202410876 - Price: \$149,000**

37560 State Highway 23 , Grand Gorge, NY

**Description:** Wow, don't wait, priced to sell. Upstate NY Retreat complete with firepit. This charming 2-bdrm, 1-bath cottage exudes a delightful retro vibe, offering a perfect blend of comfort & style. The gas stove invites you to stay cozy on cold nights, the ideal ambiance for year-round living or a relaxing vacation getaway. Conveniently located near Prattsville, Stamford, Middleburgh, Margaretville, and Cobleskill, this cozy haven provides easy access to shopping, eateries, street festivals & flea markets. Windham and Hunter ski resorts are just a short drive away. Only a little over an hour's drive to Albany and the Capital Region, and 2.5 hours from NYC. This income producing Air BnB comes mostly furnished for a turnkey opportunity for continued success as a vacation rental. Public water & se



**Acres:** 0.5

**Bedrooms:** 2

**Estimated Taxes:** \$1,665

**Heat:** Forced Air, Propane Tank  
Leased

**Exterior:** Block, Drywall, Plaster,  
Wood Siding

**Cooling:** None

**Interior Features:** High Speed  
Internet, Other

**Town:** Roxbury

**Bathrooms:** 1 Full

**Water:** Public

**Property Style:** Cottage

**Exterior Features:** Lighting

**Parking Spaces:** 2

**Property Type:** Residential

**School District:** Roxbury

**Sewer:** Public Sewer

**Basement:** Partial, Unfinished,  
Walk-Out Access

**County:** Delaware

**Zoning:** Single Residence



**Daniel Davies**  
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