



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Howard Hanna

MLS# - 202411166 - Price: \$450,000

266 Rabie Road, Averill Park, NY

Description: Spacious Custom Cape style home nestled on a 1.3 acre lot. Freshly painted interior. First floor, Large Eat-in Kitchen w/ ample counter space & breakfast bar; open to Dining area w/ wood floors & overlooking peaceful backyard. Nice sized Living room. Large full bathroom w/ linen closet. This home boasts 4 Bedrooms total, 2 Bedrooms on each floor. Upstairs has 2 large bedrooms & full bathroom as well as office area in hallway. Partially finished basement w/ 2 large rooms, each w/ built-in fireplaces & nice sized closets. Plenty of room for storage, fitness area & laundry area, supplemental exit to garage. Nothing to do, but move right in! Generac Generator. Exclude freezer in kitchen. 48hr Contingency

Acres: 1.31

Property Type: Residential

School District: Averill Park

Sewer: Septic Tank

Property Style: Cape Cod

Exterior Features: Drive-Paved,
Lighting, Storm Door(s)

Parking Spaces: 8

Below Ground Square Feet: 900 **Town:** Sand Lake

Bedrooms: 4

Estimated Taxes: \$7,602

Heat: Baseboard, Ductless, Hot
Water, Oil, Zoned

Basement: Exterior Entry,
Finished, Full, Heated, Interior
Entry, Walk-Out Access

County: Rensselaer

Interior Features: High Speed
Internet, Walk-In Closet(s), Built-in
Features, Ceramic Tile Bath, Chair
Rail, Eat-in Kitchen

Bathrooms: 2 Full

Water: Drilled Well

Garage: 2

Exterior: Vinyl Siding

Cooling: Central Air, Ductless



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