



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: The Property Shop

MLS# - 202411425 - Price: \$399,900

4205 Perretta Drive, Canastota, NY

Description: PRICE REDUCED This Large 3006 Square Foot Country Home has Central Air & Heat. Has 5 Bedrooms 2 Half Baths & 2 Full Baths it is in Move in Condition. Sale includes all almost new main appliances. Freezer does not convey. A 2 year old Heating system. A 2year old large capacity 75 Gallon Hot Water Tank .Has a Wet Bar with a Beer Tap. Walk out of the basement from the Bar room also a single stall Garage out to the back yard. Horse shoe game & outside Fire Pitt on a Patio. It sits on 2.55 acres of land with Beautiful Fruit trees & Grape Vines. It also has an outside dog Kennel. You can walk to the Golf Coarse & NYS Walking Trail and so much more. Please come & see it. You Must have before viewing have a Lenders preapproval or a proof of funds letter from your Bank if your paying cash.

Acres: 2.55

Property Type: Residential

School District: Canastota

Sewer: Septic Tank

Property Style: Other

County: Madison

Interior Features: High Speed Internet, Wet Bar, Other, Built-in Features, Cathedral Ceiling(s)

Below Ground Square Feet: 1000

Bedrooms: 4

Estimated Taxes: \$8,018

Heat: Natural Gas

Basement: Exterior Entry, Finished

Cooling: Central Air

Town: Canastota

Bathrooms: 2 Full

Water: Public

Garage: 3

Exterior: Vinyl Siding

Parking Spaces: 3



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