



*Your Lake George Real Estate Experts!*

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## **MLS# - 202412473 - Price: \$198,000**

3 Rogers Avenue, Granville, NY

**Description:** Beautiful village home in move in condition with many updates over the years in a walk to all location! Featuring extra-large living room with built-ins along with storage closet and center gas stove with brick hearth, formal dining room, gorgeous kitchen with new and old mix for cabinetry along with quartz countertops, mud room combo office down and three nice sized bedrooms and extra big bath laundry combo upstairs. walk up attic stairs for extra storages space. Hardwood flooring and tile thought out the downstairs, big three season screened in sitting porch, easy care vinyl siding, paved driveway, barn, all this on quiet side street and just Mins to Vermont!



**Acres:** 0.14

**Bedrooms:** 3

**Estimated Taxes:** \$3,598

**Heat:** Forced Air, Oil

**Exterior:** Vinyl Siding

**Cooling:** None

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Built-in Features, Chair Rail

**Town:** Granville

**Bathrooms:** 1 Full

**Water:** Public

**Property Style:** Old Style

**Exterior Features:** Barn, Storm Door(s)

**Parking Spaces:** 3

**Property Type:** Residential

**School District:** Granville

**Sewer:** Public Sewer

**Basement:** Bilco Doors, Exterior Entry, Full, Interior Entry, Sump Pump

**County:** Washington

**Zoning:** Single Residence



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