



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

## **MLS# - 202412778 - Price: \$550,000**

76 Worth Road , Wilton, NY

**Description:** Amazing Opportunity! Perfect for rentals, Air b&b and Commercial use. This property offers two homes producing \$4600 monthly rental income! The first unit is a newly renovated 2 bd, 2 ba, Carriage house that features an open floor plan with hardwood floors, high ceilings with wood beams, cozy living room and a country style kitchen. The second unit offers a 3 bd, 2ba, open floor plan featuring a living room , family room and a large porch. Both tenants pay utilities and snow removal! Less than 10 minutes from downtown Saratoga and is across the street from Graphite Range Hiking trails!



**Acres:** 0.46

**Bedrooms:** 5

**Estimated Taxes:** \$3,419

**Heat:** Forced Air

**Basement:** Slab, Other

**County:** Saratoga

**Zoning:** Multi Residence

**Town:** Wilton

**Bathrooms:** 4 Full

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Aluminum Siding, Wood Siding

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Walk-In Closet(s)

**Property Type:** Multi-Family

**School District:** Saratoga Springs

**Sewer:** Septic Tank

**Property Style:** Modular, Other

**Exterior Features:** Garden

**Parking Spaces:** 6



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