



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



©2024 Global MLS

Listing courtesy of: Weichert Rltrs Fontaine & Asso

MLS# - 202412874 - Price: \$335,000

12 Goodrich Street, Athens, NY

Description: Check out this a once in a lifetime opportunity. First time on market after three generations of ownership! This ~9 acres oasis is in the heart of the highly desirable village of Athens, NY and ready for you to put your personal touch on its next chapter. The property features 2 ponds, wooded areas plus cleared areas for a variety of natural enjoyment. A three bedroom house with walk up attic and new furnace is a good base to work from as you create the future you envision for this house and property. With road frontage on three village streets there are many possibilities. Walk to the main village, Hudson River, Parks, and School. Hudson and the Amtrak train station are 15 minutes away with Albany to the north and the Catskill Mountains to the west just a 30 minute ride.

Acres: 8.93

Bedrooms: 3

Estimated Taxes: \$4,226

Sewer: Public Sewer

Basement: Exterior Entry, Partial, Sump Pump, Unfinished, Walk-Out Access

County: Greene

Interior Features: Eat-in Kitchen

Town: Athens

Bathrooms: 1 Full

Lake/River: Private Pond

Heat: Forced Air, Oil

Exterior: Other, Clapboard, Drywall, Plaster, Wood Siding

Cooling: None

Property Type: Residential

School

District: Cossackie-Athens

Water: Public

Property Style: Old Style

Exterior Features: Barn

Parking Spaces: 4



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

