



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



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Listing courtesy of: Charlotteville Realty

MLS# - 202413679 - Price: \$189,900

35714 State Highway 23 , Grand Gorge, NY

Description: \$10,000 Market Adjustment, Back on the Market. Discover 35714 State Hwy 23, Grand Gorge, NY: a charming ranch-style home nestled in the Catskills on 1.48 acres. This two-bedroom, two-bath house features wood floors, log beam accents, and an open layout perfect for gatherings. Enjoy the wrap-around deck with stunning views, and an oversized-detached 2-car garage ideal for hobbyists. Located in Grand Gorge, near outdoor and cultural attractions, it offers easy access to Albany and NYC. A blend of country serenity and city convenience, this home is a rare find in a sought-after location.

Acres: 1.48

Bedrooms: 2

Estimated Taxes: \$2,528

Heat: Baseboard, Forced Air,
Propane

Basement: Crawl Space

County: Delaware

Interior Features: Paddle Fan,
Solid Surface Counters

Town: Roxbury

Bathrooms: 2 Full

Water: Drilled Well

Garage: 2

Exterior: Vinyl Siding

Cooling: None

Property Type: Residential

School District: Roxbury

Sewer: Septic Tank

Property Style: Ranch

Exterior Features: None

Parking Spaces: 2



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

