



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

**MLS# - 202413819 - Price: \$999,000**

91 Western Avenue, Delmar, NY

**Description:** Presenting Western Ave, a Lanzetta built custom residence of distinction, located in exclusive Devonshire Estates! This special home boasts generous rms, gleaming hardwoods & custom details throughout. Features include a spacious eat in granite kitchen w/new gas cooktop, family rm w/wood FP, 1st Fl Study w/built ins & sweet screened porch. The lovely owner's suite offers a lg private bath, sitting area & walk in closets. Plus, there is a bonus flex rm w/full bath ideal for au pair/in law suite or multi generational living. Its lower level is fin as a huge rec rm & there is a 3 car attached side load garage w/epoxy floor. Enjoy its gorgeous 1.2 Acre treed & landscaped lot which includes a stone patio w/built in grill & fire pit. Located mins from everything Delmar & Slingerlands offer!



**Acres:** 1.2

**Bedrooms:** 5

**Estimated Taxes:** \$20,125

**Heat:** Natural Gas

**Basement:** Finished, Full, Heated

**County:** Albany

**Interior Features:** Jet Tub, Solid Surface Counters, Walk-In Closet(s), Central Vacuum, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Kitchen Island

**Town:** Bethlehem

**Bathrooms:** 5 Full

**Water:** Public

**Garage:** 3

**Exterior:** Cedar

**Cooling:** Central Air

**Property Type:** Residential

**School District:** Bethlehem

**Sewer:** Public Sewer

**Property Style:** Colonial

**Exterior Features:** Drive-Paved, Gas Grill, Lighting

**Parking Spaces:** 10



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