



Your Lake George Real Estate Experts!

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Listing courtesy of: Coldwell Banker Prime Prop.

MLS# - 202413940 - Price: \$449,900

46 Gillespie Road, Middle Granville, NY

Description: Back on Market due to buyer financing. A harmonious blend of natural beauty and modern comfort. The attention to detail is featured in this picturesque 3 bedroom, 2.5 bath colonial. Updated kitchen, office, mud room with entrance from garage with radiant flooring. Cozy family room with wood burning stove. Bonus room which can be seamlessly converted into another bedroom. There is also a heated workshop/garage right on the property. The pond has deeded rights to enjoy fishing and boating (trolling) and beautiful sunsets. Above ground pool with new liner. Walk-out basement partially finished with a large storage area. Beautiful new retaining wall and one other extra garage with awning for more outside storage. This home has it all. Direct access to 2 snowmobile trails/club

Acres: 4.5

Property Type: Residential

School District: Granville

Water: Drilled Well

Garage: 4

Exterior: Drywall, Vinyl Siding

Cooling: Central Air

Interior Features: High Speed Internet, Walk-In Closet(s), Ceramic Tile Bath, Kitchen Island, Built-in Features

Below Ground Square Feet: 500 **Town:** Granville

Bedrooms: 3

Estimated Taxes: \$4,867

Sewer: Septic Tank

Property Style: Colonial, Custom

Exterior Features: Drive-Paved, Lighting

Parking Spaces: 6

Bathrooms: 2 Full

Lake/River: Gillespie Pond

Heat: Propane, Wood, Wood Stove

Basement: Exterior Entry, Finished, Heated, Interior Entry, Walk-Out Access

County: Washington

Zoning: Single Residence



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