



*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](http://www.davies-davies.com)



Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202414581 - Price: \$169,000**

89 First Avenue, Hadley, NY

**Description:** Beautiful, bright, well-loved 2 bedroom cottage located minutes from the Hudson River & Great Sacandaga. Nothing to do but move right in. Single floor living for the first-time home buyers or the retirees! Updated kitchen w so much storage. Generous closet space in both bedrooms. Spacious back & side yard. Newer paved driveway. 2 car garage w electric, and ample storage. Covered back and side porches to enjoy your morning and evening. New windows, doors, & hot water heater. Light colored hutch excluded



**Acres:** 0.23

**Bedrooms:** 2

**Estimated Taxes:** \$693

**Heat:** Forced Air, Oil

**Basement:** Exterior Entry, Full, Unfinished

**County:** Saratoga

**Zoning:** Single Residence

**Town:** Hadley

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** None

**Interior Features:** Paddle Fan

**Property Type:** Residential

**School District:** Hadley Luzerne

**Sewer:** Public Sewer

**Property Style:** Cottage

**Exterior Features:** Drive-Paved, Lighting, Storm Door(s)

**Parking Spaces:** 5



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

