



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



Listing courtesy of: NY ICON Group LLC

MLS# - 202414690 - Price: \$249,900

449 State Highway 349 , Gloversville, NY

Description: OPEN HOUSE 4/7 @1-3pm Don't miss this well maintained, move-in ready ranch home situated on 1.2 acres with in-ground pool & 2 car garage. Rare find w/ NEW roof in '22 (30 yr shingle), LOW taxes & highly sought after ability for 1 level living! 1st floor features open kitchen w/ island, stainless appliances & large picture window w/ views of neighboring pony barn. 3 Beds including Primary Suite w/ full bath, sun-filled living rm & add'l remodeled full bath complete the upper level (NOTE: new carpet being installed in 2 bedrooms). Downstairs you'll find add'l 1,000 sq ft of finished space w/ wood fireplace & sliding doors from walkout basement. Add'l features: Central AC, sump pumps & 3 Zone Heating including garage!



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Utility rm in basement. Taxes without STAR. See Home Detail Form for more upgrades!

Acres: 1.2

Property Type: Residential

School District: Mayfield

Sewer: Septic Tank

Property Style: Ranch

County: Fulton

Interior Features: Paddle Fan,
Other, Chair Rail, Eat-in Kitchen,
Kitchen Island

**Below Ground Square
Feet:** 1000

Bedrooms: 3

Estimated Taxes: \$4,333

Heat: Baseboard, Hot Water, Oil

Basement: Finished, Full, Sump
Pump, Walk-Out Access

Cooling: Central Air

Town: Gloversville

Bathrooms: 2 Full

Water: Drilled Well

Garage: 2

Exterior: Aluminum Siding

Parking Spaces: 6



Daniel Davies
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