



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202414715 - Price: \$569,000**

116 Mallard Avenue, Broadalbin, NY

**Description:** 4-year-old, custom-built Sacandaga Lake home, with stunning views through a wall of windows. Open floor plan, partially finished lower level, with high ceilings and a ton of potential. Outside, a large gazebo w/ bar area complete w/ power, cable, and breathtaking sunsets! The property includes 3 garage spaces for cars and watercraft, as well as a large shed. Generac generator as well!



**Acres:** 0.51

**Bedrooms:** 3

**Estimated Taxes:** \$8,489

**Sewer:** Septic Tank

**Property Style:** Colonial, Custom

**Exterior Features:** Lighting,  
Outdoor Bar

**Parking Spaces:** 10

**Town:** Broadalbin

**Bathrooms:** 2 Full

**Lake/River:** Great Sacandaga  
Lake

**Heat:** Forced Air, Propane Tank  
Owned

**Basement:** Full, Heated, Partial,  
Walk-Out Access

**County:** Fulton

**Zoning:** Single Residence

**Property Type:** Residential

**School District:** Broadalbin-Perth

**Water:** Drilled Well

**Garage:** 3

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Interior Features:** Paddle Fan,  
Solid Surface Counters, Vaulted  
Ceiling(s), Walk-In Closet(s),  
Ceramic Tile Bath, Eat-in Kitchen



**Daniel Davies**  
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