



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Berkshire Hathaway HomeServices Blake,  
REALTORS

**MLS# - 202414816 - Price: \$329,900**

48 S Clement Avenue, Ravena, NY

**Description:** Desirable area of the Village of Ravena is where you will find this 4 Bedroom, 2.5 Bath Colonial on almost a 1/2 acre. Opened floor plan for Kitchen/Family Room. Kitchen has gas stove and refrigerator only 2 years old with newer flooring and laundry hookups. Cozy Family Room with wood stove, first floor 1/2 Bath, formal Dining Room and a separate Living Room. Hardwood floors in all 4 Bedrooms and tile in 2 full Baths on second floor. Walk-out basement leading to a stone rear patio plus a finished Rec Room, Utility Room which has washer/dryer hookups and plenty of storage. Windows new in 2014 along with the hot water heater. 3 zone heat which is oil hot water baseboard but natural gas is in the house for cooking. Immaculate Home.



**Acres:** 0.46

**Property Type:** Residential

**School**

**District:** Ravena-Coeymans-Selkirk

**Sewer:** Public Sewer

**Property Style:** Colonial

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

**Parking Spaces:** 6

**Below Ground Square Feet:** 1100

**Bedrooms:** 4

**Estimated Taxes:** \$6,361

**Heat:** Baseboard, Electric, Hot Water, Natural Gas, Oil, Wood Stove, Zoned

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

**County:** Albany

**Zoning:** Single Residence

**Town:** Ravena

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 2

**Exterior:** Aluminum Siding, Brick

**Cooling:** Wall Unit(s)

**Interior Features:** High Speed Internet, Paddle Fan, Wall Paneling, Built-in Features, Ceramic Tile Bath, Chair Rail, Eat-in Kitchen, Kitchen Island



**Daniel Davies**  
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