



*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)



©2024 Global MLS

Listing courtesy of: Chad Majewski Real Estate

## **MLS# - 202414880 - Price: \$239,900**

35 Union Street, Fultonville, NY

**Description:** Just pack your bags all the work is done! This well updated & maintained 2 family is an ideal owner occupied home. The current owners flat features an oversized eat in kitchen with island & high end appliances. 2 bedrooms, large living room, foyer, laundry room and full bath with jetted tub and stand up shower. Central air, bright windows, pocket doors, hardwood floors & sliding glass door to oversized deck. The second flat features 2 beds, 1 living room, kitchen & back porch. Exposed brick and hardwood floors. Bring the toys theres a 24x40 heated garage w/ 2 sheds. Public water & sewer, natural gas furnace, whole house water filter/softener. All this sits on a 150x65 lot in the Fonda- Fultonville School District. Directly across from a park that runs a full city block. A must see!



**Acres:** 0.23

**Bedrooms:** 4

**Estimated Taxes:** \$3,777

**Heat:** Natural Gas

**Basement:** Full, Other

**County:** Montgomery

**Town:** Fultonville

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 4

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Property Type:** Multi-Family

**School District:** Fonda-Fultonville

**Sewer:** Public Sewer

**Property Style:** Traditional

**Exterior Features:** None

**Parking Spaces:** 6



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

