



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



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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202415193 - Price: \$339,900

65 Summit Avenue, Albany, NY

Description: UNIQUE OPPORTUNITY! Investors add to your portfolio or PERFECT owner occupy. Optional -2nd Flr unit could resume as a daycare opportunity; as current homeowner has done. Or revert back to rental. Each UNIT with over 1400 Sq Ft living space! Includes, 3 BED RMS, ONE FULL BATH, Dining Rm, Living Rm, EAT IN KITCHEN-gas stovetop, double wall oven. Refrig sits in butler pantry! Gorgeous, ORIGINAL, custom, OAK BUILT-INS & PILLARS. Enjoy summer evenings in the ENCLSD FRONT PORCH. 2ND LEVEL unit incl REAR ENCLSD PORCH. Full Basement w/half bath & finished storage area-wine & tomato cantina rm. Lg backyard w/Deck, Patio & Shed. Walk up attic could (potentially) be a 3rd UNIT. A VERY WELL MAINTAINED, OWNER OCCUPIED HOME. Off street parking. Sep Utilities. Projected Rents-\$1800 per flat.

Acres: 0.11

Property Type: Multi-Family

School District: Albany

Sewer: Public Sewer

Basement: Exterior Entry,
Finished, Full, Heated, Interior
Entry

County: Albany

Interior Features: Wine Cellar,
Solid Surface Counters, Paddle
Fan, High Speed Internet, Built-in
Features

**Below Ground Square
Feet:** 1400

Bedrooms: 6

Estimated Taxes: \$8,554

Heat: Hot Water, Natural Gas

Exterior: Vinyl Siding

Cooling: None

Town: Albany

Bathrooms: 2 Full

Water: Public

Property Style: Traditional

Exterior Features: None, Garden

Parking Spaces: 4



Daniel Davies
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