



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Bird Realty

## **MLS# - 202415250 - Price: \$384,900**

247 Sugar Hill Road, Rexford, NY

**Description:** Exciting listing of lovely solid ranch built w/great care by owners. Country home in quiet neighborhood, 17+ acres, wooded trails, some wetlands. Bright breezeway/den entrance leads into kitchen/DR. Home's main floor is 3 bedrooms, living room with fire place, full bath, half bath, closets, & lots of storage. Partially finished basement w/knotty pine, rustic FR, bedrm and/or office with closet, cold storage area. Walk-up attic could be added living space. Two, two-car garages for parking, workshop or outside storage. Former tree farm in back w/trails. Great find in Rexford, Close to all amenities in Clifton Pk. Great solid home, needs modern updating. Home is estate, being sold "as is", seller notes no repairs/replacements if found on inspection. Easy to show, pre-qualified buyer.



**Acres:** 17.24

**Property Type:** Residential

**School District:** Shenendehowa

**Sewer:** Septic Tank

**Property Style:** Ranch

**Exterior Features:** Drive-Paved,  
Lighting

**Parking Spaces:** 10

**Below Ground Square  
Feet:** 1000

**Bedrooms:** 3

**Estimated Taxes:** \$3,276

**Heat:** Baseboard, Hot Water, Oil,  
Wood Stove

**Basement:** Exterior Entry, Full,  
Other

**County:** Saratoga

**Zoning:** Mixed

**Town:** Clifton Park

**Bathrooms:** 1 Full

**Water:** Drilled Well

**Garage:** 4

**Exterior:** Block, Drywall, Vinyl  
Siding

**Cooling:** Window Unit(s)

**Interior Features:** High Speed  
Internet, Kitchen Island



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