



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Gucciardo Real Estate LLC

**MLS# - 202415255 - Price: \$309,800**

592 Sulphur Springs Road, Florida, NY

**Description:** Nestled into a serene hillside 5 min. from Mariaville Lake, this 3 bd/2 full ba ranch can be your year round oasis! This nearly 2,000 sqft home is situated on 1.8 peaceful acres and showcases a bright, flowing floor plan. Pride of ownership is evident throughout this home and is crowned by the beautiful, year round sunroom-compl. with vaulted ceilings, skylights, ADK finishes, a gas stove, and overflowing sunlight! Perfect for entertaining, the in-ground pool area sits atop a clearing and provides endless skyline views of the picturesque Mohawk Valley. Sched a showing to experience the tranquility today! Roof, front door, windows (Energy Star) approx. 10 yrs old. Pool pump replaced '23. Water filtration system (7k) new Nov23. Septic pumped '22. Pool closed last season, sold as is.



**Acres:** 1.8

**Bedrooms:** 3

**Estimated Taxes:** \$4,538

**Heat:** Baseboard, Forced Air,  
Pellet Stove, Propane, Propane  
Tank Leased

**Exterior:** Vinyl Siding

**Cooling:** Window Unit(s)

**Town:** Florida

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Property Style:** Ranch

**Exterior Features:** Lighting

**Parking Spaces:** 8

**Property Type:** Residential

**School District:** Amsterdam

**Sewer:** Septic Tank

**Basement:** Bilco Doors, Full

**County:** Montgomery

**Interior Features:** Vaulted  
Ceiling(s), Eat-in Kitchen



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