



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Gabler Realty, LLC

MLS# - 202415470 - Price: \$469,900

324 Elsmere Avenue, Delmar, NY

Description: Sprawling Delmar contemporary ranch, just minutes from town amenities, shops and restaurants. Open floorplan lends itself to flexible living. Great private primary suite on one end of the house with walk-in closet & large bathroom. Two bedrooms, a full bathroom & convenient 1st floor laundry on the other side. Partially finished basement offers more living space for a family room, abundant storage & gym space, with secondary egress to the oversized garage. Private, fully fenced yard with new above-ground pool and deck, plus new shed w/ electric. Great deck to relax and entertain. Solar panels are owned with 30 year warranty and provides amazing energy savings with \$20 for average electric bill (service fee) and average of \$71 for natural gas usage for heat.

Acres: 0.75

Property Type: Residential

School District: Bethlehem

Sewer: Public Sewer

Property Style: Contemporary,
Custom, Ranch

Exterior Features: Lighting

Parking Spaces: 8

Below Ground Square Feet: 500 **Town:** Bethlehem

Bedrooms: 3

Estimated Taxes: \$11,312

Heat: Forced Air, Natural Gas

Basement: Exterior Entry,
Finished, Full, Interior Entry, Sump
Pump

County: Albany

Interior Features: High Speed
Internet, Paddle Fan, Vaulted
Ceiling(s), Walk-In Closet(s), Built-
in Features, Central Vacuum, Eat-
in Kitchen, Kitchen Island

Bathrooms: 2 Full

Water: Public

Garage: 2

Exterior: Vinyl Siding

Cooling: Central Air



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