



*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: Inglenook Realty Inc

**MLS# - 202415505 - Price: \$389,900**

138 N 2nd Avenue, Broadalbin, NY

**Description:** Broadalbin - everything you could want under one roof! Beautifully remodeled ranch 3BR/3BA+ home with fully finished walkout basement w/den, full bath and kitchenette. 1st flr Primary bedroom with ensuite. Loaded with upgrades including new wood flooring, screen room, pergola, landscaping, paved driveway, mini splits, whole house standby generator, hot tub, & so much more. Over 3100 sq ft of living space including the walk out basement. Small fruit tree orchard w/apple, pear, peach, plum and cherry trees. Close to the lake and Broadalbin -Perth SD. \*contingent on owner purchasing home of choice.8



**Acres:** 0.63

**Below Ground Square Feet:** 1392

**Town:** Mayfield

**Property Type:** Residential

**Bedrooms:** 3

**Bathrooms:** 3 Full

**School District:** Broadalbin-Perth

**Estimated Taxes:** \$4,018

**Water:** Drilled Well

**Sewer:** Septic Tank

**Heat:** Baseboard, Oil, Propane

**Garage:** 1

**Property Style:** Ranch

**Basement:** Finished, Full, Heated, Interior Entry, Walk-Out Access

**Exterior:** Vinyl Siding

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

**County:** Fulton

**Cooling:** Ductless

**Parking Spaces:** 8

**Zoning:** Single Residence

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Other, Eat-in Kitchen, Kitchen Island



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

