



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Serenity Real Estate Team

**MLS# - 202415921 - Price: \$399,900**

117 Marlboro Road, Delmar, NY

**Description:** When you step into this Sun Filled Retreat you feel like HOME. One floor living at its best! Enjoy your favorite beverage relaxing on your private deck listening to the sounds of nature. Various fruit trees for your consumption throughout the front and back yard. Thats as fresh as it gets! The living room is warm and inviting, accented by a wood-burning fireplace to enjoy from both the living room and dining room. The master bedroom is large with no lack of storage, including a separate walk-in closet. Updated kitchen, new HW tank. RADIANT HEAT through out the entire home to keep cozy warm in the cold winter months. Newer washer/dryer. NEWER bosch dishwasher. Bethlehem Schools. CALL TODAY for a private showing!



**Acres:** 0.45

**Bedrooms:** 3

**Estimated Taxes:** \$6,700

**Heat:** Radiant Floor

**Basement:** Slab

**County:** Albany

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

**Town:** Bethlehem

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** None

**Property Type:** Residential

**School District:** Bethlehem

**Sewer:** Public Sewer

**Property Style:** Ranch

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

**Parking Spaces:** 4



**Daniel Davies**  
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