



*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: Sinkoff Realty Group

## **MLS# - 202415926 - Price: \$199,000**

14 Fairlawn Avenue, Albany, NY

**Description:** This charming 4 bedroom, 1 bath Colonial is located in the popular Melrose neighborhood. Lots of original details including crown molding and chair rail. Opportunity awaits for you to add your personal touches and updates! 1st floor has 16 x 12 living room with wood fireplace. Enjoy meals in the formal dining room which measures 13 x 11. Upstairs boasts 4 bedrooms and a full bath. Covered front porch is great for entertaining. Eat-in kitchen offers plenty of space for storage. Deck overlooks backyard. Garage used as storage only. Convenient to highways. Close to shopping, entertainment venues, Buckingham Pond, State Offices, UAlbany, Nano and Hospitals. House needs some TLC but has lots of potential for you to make it your own!



**Acres:** 0.09

**Bedrooms:** 4

**Estimated Taxes:** \$6,986

**Heat:** Natural Gas, Radiant

**Exterior:** Vinyl Siding

**Cooling:** None

**Town:** Albany

**Bathrooms:** 1 Full

**Water:** Public

**Property Style:** Colonial

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

**Parking Spaces:** 1

**Property Type:** Residential

**School District:** Albany

**Sewer:** Public Sewer

**Basement:** Full, Unfinished

**County:** Albany

**Interior Features:** High Speed  
Internet, Paddle Fan, Ceramic Tile  
Bath, Chair Rail, Crown Molding,  
Eat-in Kitchen



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

