



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



Global MLS

Listing courtesy of: Century 21 - Purtell Realty

MLS# - 202615077 - Price: \$230,000

92-94 Reed Street, Canajoharie, NY

Description: Motivated Seller! Welcome to this village property, combining move in ready comfort with fantastic investment opportunity! Situated on a rare 1.5 acre lot in the village with fruit trees for the picking, Cherry, pear and apple. The main home has been updated with new plumbing, kitchen cupboards, granite countertops, sink, refrigerator, microwave, stove/oven, flooring and insulated as well as LVT in the downstairs bedroom. All of these within the last three years. The upstairs has been upgraded with insulation along with duct work. In the loft area upstairs, plumbing has been started for an upstairs bathroom. A downstairs linen closet was added next to the bathroom that has newer features. New stairs from the downstairs to the upstairs. Newer inside doors have been added. Also, new support poles in the basement. Central air was added for those hot summer days! In the income producing cottage, newer flooring was added along with a stove and refrigerator. The cottage is perfect for rental income, guest house or business income, how about a hair salon or a small office? Let's not forget the two story garage for all of your extras as well!

Property Features

Acres: 1.5

Below Ground Square Feet: 1031

Property Type: Residential

Bathrooms: 1 Full

Estimated Taxes: \$7,137

Sewer: Public Sewer

Garage: 2

Basement: Full, Interior Entry

Exterior Features: None

Cooling: Central Air

Zoning: Multi Residence

Above Ground Square Feet: 1499

Town: Canajoharie

Bedrooms: 3

School District: Canajoharie

Water: Public

Heat: Forced Air, Natural Gas

Property Style: Cottage, Craftsman

Exterior: Vinyl Siding

County: Montgomery

Parking Spaces: 4

Interior Features: High Speed Internet, Paddle Fan



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS,SRS,C2EX
(518) 656-9068
[Email Agent](#)

