



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: Coldwell Banker Prime Properties

MLS# - 202620682 - Price: \$695,000

26 Hedgerose Lane, Delmar, NY

Description: This serenely situated Delmar Colonial offers a bright and spacious open floor plan with gleaming hardwoods and soaring cathedral ceilings. With light shining in the great room transom & foyer palladium windows the sunny spaces are simply warm and welcoming. The gorgeous new front stone walkways, gardens and steps sets the stage for the perfect place to call HOME. Only 25 years young, 26 Hedgerose Lane has been improved for the next owners with a new on-demand Navien hot water system (2025), new roof (2024), new and refinished hardwoods t/o first floor (2024), newer Central Air and Furnace (2018), and Trex backyard deck. Gatherings in the Great Room center ideally around the gas fireplace. This one of a kind home also features a first floor Vaulted ceiling primary suite, 2 walk-in closets, primary bath with soaking tub & walk-in shower. The first floor private office has custom built-ins and privacy French doors to create the perfect work-from-home spot. The generously sized formal dining room is perfect for entertaining. Upstairs brings you to 3 well-sized carpeted bedrooms and main bath. The currently unfinished lower level is suitable for future finishing with Bilco doors, basement waterproofing system (by BWI) and a newer sump pump. Top Rated Bethlehem Central Schools, Slingerlands Elementary. The Fisher Blvd neighborhood features sidewalks, meandering streets, the MHLC Fisher Trail, access to NYS Five Rivers Education Center and the Bethlehem YMCA and the Helderberg Hudson Rail Trail.

Property Features

Acres: 0.4

Town: Bethlehem

Bedrooms: 4

School District: Bethlehem

Water: Public

Heat: Forced Air, Natural Gas

Property Style: Colonial

Exterior: Brick, Vinyl Siding

County: Albany

Parking Spaces: 2

Interior Features: Vaulted Ceiling(s), Walk-In Closet(s), Cathedral Ceiling(s), Ceramic Tile Bath, Chair Rail, Crown Molding, Kitchen Island

Above Ground Square Feet: 2324

Property Type: Residential

Bathrooms: 2 Full

Estimated Taxes: \$13,174

Sewer: Public Sewer

Garage: 2

Basement: Bilco Doors

Exterior Features: Drive-Paved

Cooling: Central Air

Zoning: Single Residence



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

