



**\$299,900**

## **2 CHERRY STREET, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

Adorable 2 bedroom ranch within walking distance to Lake George village. Well-kept and low maintenance. Small private rear yard. Second bay of garage will provide storage space for summer toys and winter skis! Comfortable place to enjoy village life. The house is being sold fully furnished and has a 2 car garage with paved driveway.

- 2 beds
- 1 bath
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 2 months ago

**MLS ID:** 202519640

**List Agent Email:** chayes622@nycap.rr.com

**Days On Market:** 55

**Living Area sqft:** 936

**Lot Size Dimensions:** 0.16

**Type:** Single Family Residence

**Total Rooms:** 5

**Bathrooms:** 1 bath

**Year built:** 2005

**Contingency:** Contingent - Continue to Show

**List Office Name:** Adirondack Real Estate LLC

**List Agent Office Phone:** 518-494-0125

**County:** Warren

**Lot Size Acres:** 0.16 acres

**Category:** Residential

**Status:** Pending

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Zoning:** Single Residence

## Directions

**Directions:** I-87 to Exit 22 , north on Route 9 to Bradley Street and Cherry Street is on the left.

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Crawl Space, Exterior Entry

**Windows:** Curtain Rods, Drapes

**Doors:** Sliding Doors

**Patio & Porch:** Front Porch, Patio

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Ranch

**Fencing:** Security

## Interior Features

**Floor Covering:** Carpet, Vinyl

**Cooling:** Window Unit(s)

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 1

**Heating:** Forced Air

**Appliances:** Dishwasher, Electric Water Heater, Microwave, Oven, Range, Refrigerator, Washer/Dryer

**Laundry Features:** Laundry Closet

**Bathrooms Total:** 1



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# Exterior Features

<b>Parking:</b> Detached, Driveway, Off Street, Paved	<b>Exterior Features:</b> Drive-Paved
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 0.16
<b>Lot Features:</b> Level, Road Frontage	

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# Amenities & Features

<b>Utilities:</b> Cable Available	<b>Sewer:</b> Public Sewer
<b>Water:</b> Public	<b>Electric:</b> 150 Amp Service, Circuit Breakers
<b>Security Features:</b> Smoke Detector(s), Carbon Monoxide Detector(s), Closed Circuit Camera(s)	

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# Financial

<b>Possession:</b> At Closing	<b>Tax Annual Amount:</b> \$2,804.05
<b>Tax Block:</b> 2	<b>Tax Lot:</b> 20.000
<b>Tax Tract:</b> 251.10	

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# School Information

<b>Elementary School:</b> Lake George	<b>High School:</b> Lake George
<b>High School District:</b> Lake George	

