



\$225,000

### 3 GEORGE AVE, ROUND LAKE, NY 12151

<https://fallatigroup.com>

Welcome to Round Lake. Charming Cottage with 3 bedrooms 1 Bath. Koi pond on the property viewed from the wrap around porch with Lake Views of Round Lake. Wonderful Yard with garden and chicken coop w chickens. Stop at the bakery or go on the Zim Smith Bike Trail. Close to everything. All new windows except for one in bathroom. Navian On Demand Hot Water. Come make this your home!

- 3 beds
- Single Family Residence
- Residential
- Active

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## Basics



**Date added:** Added 5 months ago  
**List Office Name:** Clancy Real Estate  
**List Agent Office Phone:** 518-461-9937  
**Living Area sqft:** 1000  
**Lot Size Acres:** 0.25 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1910

**MLS ID:** 202416780  
**List Agent Email:** kclancy514@gmail.com  
**County:** Saratoga  
**Subdivision Name:** Round Lake  
**Lot Size Dimensions:** 60x180  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Half baths:** 0 half baths

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## Directions

**Directions:** Northway Exit 11 East on Curry Road to the village of Round Lake to George Ave. Or From Route 9 turn onto George Ave Home is on the right.

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Basement:** Crawl Space, Walk-Out Access  
**Architectural Style:** Cottage

**Patio & Porch:** Wrap Around  
**Garage Spaces:** 2  
**Roof:** Asphalt, Slate  
**Fencing:** Back Yard, Fenced

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## Interior Features

**Floor Covering:** Wood  
**Cooling:** None  
**Interior Features:** High Speed Internet, Built-in Features  
**Laundry Features:** Laundry Room, Main Level  
**Bathrooms Total:** 1

**Heating:** Propane  
**Appliances:** Dryer, Freezer, Instant Hot Water, Oven, Range, Refrigerator, Washer  
**Above Grade Finished Area Source:** Owner  
**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Landscaped

**Exterior Features:** Garden

**Lot Size Area:** 0.25

**View:** Lake

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## Amenities & Features

**Sewer:** Public Sewer

**Waterfront Features:** Lake/River Across Rd

**Water:** Public

**Body of Water:** Round Lake

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 2.50

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$2,355

**Tax Lot:** 26

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 250.26

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## School Information

**High School:** Shenendehowa

**High School District:** Shenendehowa

