



\$325,000

<https://fallatigroup.com>

Discover an exceptional opportunity to own two homes on one lot! Live in one and rent the other! Both homes are in great condition and feature separate utilities, ensuring convenience and independence for both living spaces. The main house features four spacious bedrooms and two full bathrooms. Recent upgrades include fresh paint, new carpeting, updated bathrooms, replacement windows, gleaming hardwood floors and new water heater. Back home features 2 bedrooms and 1 1/4 bath w/ new water heater and new furnace. Plenty off street and on street parking. Whether you're looking to live in one home and generate rental income from the other, or use both homes as an income producing investment, this property offers endless possibilities! Only 5 min walk to [...]

- 6 beds
- Duplex
- MultiFamily
- Active

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## Basics



**Date added:** Added 5 months ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-663-6315  
**Lot Size Acres:** 0.2 acres  
**Category:** MultiFamily  
**Status:** Active  
**Half baths:** 1 half bath  
**Zoning:** Multi Residence

**MLS ID:** 202419590  
**List Agent Email:** Shannon@McCarthySells.com  
**Living Area sqft:** 2649  
**Lot Size Dimensions:** 50X167  
**Type:** Duplex  
**Bedrooms:** 6 beds  
**Year built:** 1900

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## Directions

**Directions:** Ridge Street right onto to Morgan Ave. Property on the right

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## Building Details

**Construction Materials:** Wood Siding **Patio & Porch:** Porch, Rear Porch, Front Porch  
**Basement:** Interior Entry, Unfinished **Roof:** Metal, Slate  
**Architectural Style:** Traditional, Other

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## Interior Features

**Floor Covering:** Hardwood, Laminate, Tile, Vinyl **Heating:** Forced Air, Natural Gas  
**Cooling:** Window Unit(s) **Above Grade Finished Area Source:** Appraiser  
**Laundry Features:** Laundry Room, Main Level **Bathrooms Full:** 3  
**Bathrooms Total:** 4

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## Exterior Features



**Parking:** Driveway, Off Street, Right of Way Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Road Frontage

**Exterior Features:** None

**Lot Size Area:** 0.2

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 0.00

**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:** \$7,625

**Tax Lot:** 10.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 303.17

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## School Information

**Elementary School:** Abraham Wing

**High School District:** Glens Falls

**High School:** Glens Falls

