

Listing #1



3 Terrace Ave, South Glens Falls, NY 12803

List Price	\$169,900 on 08/25/2022
Status	Active for Sale
Listing ID	11097335
Property Type	Residential
Listing Type	Exclusive Right
County	Saratoga
Township	South Glens Falls
Total Tax	\$3,393
Tax ID	414401-037.062-0003-016.000
Year Renovated	2000

Marketing Text

This home has a whole lot to offer with 3 bedrooms (2 on the first floor) and tons of room on the half story featuring another bedroom and a den/study area. Large detached garage, lovely porches and a nice sized back yard to enjoy the outdoors.

ROSEANNE M LEMERY REALTY. Roseanne 518-744-0014; roselemery@yahoo.com Or Lisa 518-368-9396; lisa.mohanlal@yahoo.com

Property Details

- 3 Total Bedrooms
- 1 Full Bath
- 1020 SF
- 0.16 Acres
- Renovation: Newer roof and siding, mechanics and electric updated. Work-out room or playroom in the basement.
- Built in 1935
- Renovated 2000
- 2 Stories
- Available 8/26/2022
- Bungalow Style
- Full Basement
- 816 Lower Level SF
- Lower Level: Partly Finished, Walk Out

Interior Features

- Separate Kitchen
- Oven/Range
- Refrigerator
- Hardwood Flooring
- Carpet Flooring
- Vinyl Flooring
- 6 Rooms
- Living Room
- Study
- Kitchen
- Private Guestroom
- First Floor Master
- First Floor Bathroom
- Forced Air
- Natural Gas Fuel
- Natural Gas Avail
- 200 Amps

Exterior Features

- Vinyl Siding
- Asphalt Shingles Roof
- Detached Garage
- 2 Garage Spaces
- Municipal Water
- Municipal Sewer
- Open Porch
- Covered Porch
- Street View

Taxes and Fees

- \$1,654 School Tax
- \$531 County Tax
- \$1,208 Village Tax
- Tax Year 2023

Listing Information

- Exclusive Right Listing
- Listed: 8/25/2022
- Expires: 8/24/2023
- Days on Market: 20
- Total Comm.: 6.0%
- Compensation: 2.5%

Showing Information

- Sign Posted: Yes
- Call/text or email for showing instructions. Still owner occupied, so please allow a 24 hr notice if possible. Call for access and showing information. Lockbox entry will be available.

Listing Agents

Roseanne M. Lemery, ROSEANNE M LEMERY REALTY 518-744-0014 roselemery@yahoo.com

Lisa Mohanlal, ROSEANNE M LEMERY REALTY 518-368-9396 lisa.mohanlal@yahoo.com

Listing data is deemed reliable but is NOT guaranteed accurate.