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**37 S. Manning Blvd
Albany, NY | \$315,000**

Long time owners are sad to leave this lovingly maintained home! Location and curb appeal! Close to hospitals, colleges & Nanotech. Even walk to restaurants and stores. Replacement windows, hardwood floors, built-ins, a generous formal dining room and a sunny small FR or den are some of what you'll find in this classic. Newer kitchen with brick-look ceramic floor. Upstairs are 4 BR's - 1 could be a WFH office w/its built-in bookcases. Full walk-up attic gives you plenty of storage. Relax on the shady back porch overlooking a private and perennial-filled yard. 2 car garage w/openers for your comfort. MLS# 202123979



ANNE DALEY
TEAM



Anne Daley
Associate R.E. Broker
adaley@cmfox.com
(518) 461-8518 cell

SELLER AGENT

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LAKE PROPERTY

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**2876 S SHORE RD
Hadley, NY
\$795,000**

INCREDIBLE OPPORTUNITY!!! Amazing custom-built home with breathtaking views of the Great Sacandaga Lake. Boasting over 2400 finished square feet, this 3-story chalet includes 5 bedrooms, 2 full bathrooms, 1 half bath. 200 feet of direct lakefront on the Great Sacandaga Lake and easy access down to the water. MLS# 202111022



**VITO RD
Diamond Point, NY
\$2,850,000**

INCREDIBLE OPPORTUNITY WITH THIS TURNKEY DEVELOPMENTAL PROPERTY! Do as you wish w/this 3 bedroom, 2 full bathroom fully renovated sprawling ranch that has a 1 bedroom, 1 full bathroom, in-law apartment w/it's own separate entrance. Overlooks an entire 2 acre property consisting of 21 cabins, turn into a family compound, or rent them out. Many possibilities! MLS# 202121100



LAKE HOMES REALTY

Rachel L. Manhim
Licensed Real Estate Salesperson | 518-812-6672

**184 Gronczniak Rd
Stillwater, NY | \$529,900**

5 bucolic acres & immense privacy! Less than 10 miles to downtown Saratoga, the track & Saratoga Lk. Nicely paved drive & paver path lead to a big porch meant for relaxing. 3/4 BR & 3 Bath newer home is awaiting those looking for the peaceful life but convenience to it all! WFH in the 1st floor office or 2nd floor bonus room. 1st floor owner suite w/2 closets & slider to lrg deck. Furnace 2019. Cars, tools, "toys" & more will go in the 2-car attached garage & the extra garage under the house. MLS# 202123100



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**102 State Route 167
Richfield Springs, NY 13439**

\$1,249,900

Welcome to Sunset Hill, a true Georgian Masterpiece on 12 manicured acres with bonus cottage! Whether enjoyed as a personal estate, B&B, or event venue, memories built here will last a lifetime! Sunset Hill is sure to appeal to discerning buyers. **MLS 202034376**



**111 County Route 31
Salem, NY 12865**

\$1,550,000

This breathtaking 194-acre estate is just 3 hours from NYC and Boston, nestled near the Adirondack foothills and Vermont! Ponds, trails, and rolling hills epitomize tranquility. Aviation enthusiasts will love the airplane hangar and cleared runway. The main home's fireplaces, exposed brick, stunning beams, and wide plank floors maintain the sought-after old-world charm generator. Absolutely perfect! **MLS 202121069**



Select

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Ashley Schorpp
Licensed Real Estate Salesperson
Select Sotheby's International Realty
270 Broadway | Saratoga Springs, NY 12866
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LAKE PROPERTY



**BEAVER DAM RD
SCHROON LAKE
\$249,000**

LOOKING FOR TOTAL SECLUSION WITH BREATHTAKING LAKE AND MOUNTAIN VIEWS ON A PRIVATE SPRING-FED NON-MOTORIZED LAKE??? Perfect summer getaway or winter wonderland! Beautiful 2 acre building lot with sandy beach and 153 feet of direct waterfront on a spring-fed lake stocked with fish and no public access. Majestic views of lake and mountain. Located on a spring-fed lake, this is incredibly peaceful and clean as no motorized boats allowed and extremely private as there is no public access. Call today and don't miss out!! **MLS# 202026042**



**316 BEAVER DAM RD
SCHROON LAKE
\$839,000**

This 4-season home on a private 80 acre lake w/no public access, & only 7 other summer homes surround this lake making this property secluded w/in a 450 acre wilderness. 300 feet of waterfront. Adventure & hiking is in your private backyard w/continuous animal sightings & the best fishing ever due to the pristine water & no boat traffic. Minutes from Schroon Lake, Lake George & Saratoga, Gore Mountain, ski & snowmobile trails. **MLS# 202025877**



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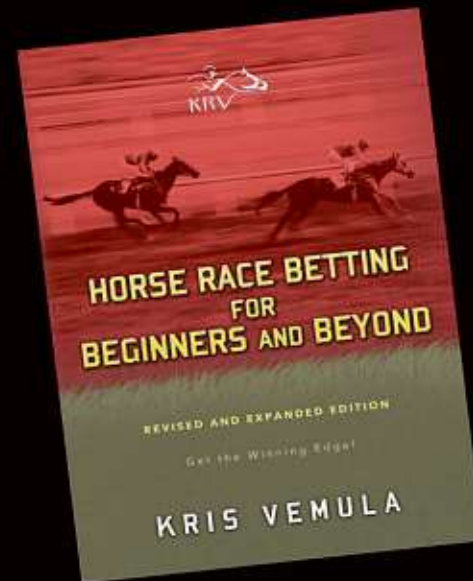
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