

# NIKKI COATES & ASSOCIATES

A Full Service Real Estate Agency

30 Main St. • Potsdam • 315-265-4303



TRACY  
BERNARD  
RE Associate Broker  
315-261-1625

NORENE  
RANDALL  
RE Associate Broker  
315-212-2378

HALEY  
BILLINGS  
RE Salesperson  
315-262-5213

KENNETH  
GARWOOD, JR.  
RE Salesperson  
315-323-0757

NIKKI D.  
COATES  
RE Broker

## Custom Waterfront



### 34 Rosenbarker Rd., Potsdam

This turn-key 4+BR/3 bath home on 1.6 acres overlooking Allens Falls Flow has so much to offer! At nearly 4,000sf, it is perfect for entertaining, inside and out, with stone fireplace, spacious rooms, decks, patio and campfire area! Multiple garages provide storage for everything needed to enjoy the waterfront.

**Listed at \$799,000. MLS# 48981**