



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202128277 - Price: \$85,000**

8 Fourth Avenue, Whitehall, NY

**Description:** Charming Home with 3 bedrooms on the first floor, a Spiral Staircase leading up to the second floor/ attic with one large bedroom, that has 2 nice size closets and 2 sets of built-in dressers on each side of the room, this room could very easily be made into 2 separate bedrooms. Hardwoods flooring, tilt-in windows plus lots of storage! The Country Kitchen, Dining Room, and Cozy Living room reminds me of Grandma's! A Lovely Screened Front Porch offers a great place to make new memories! 66 x 132 corner lot. Whitehall borders Vermont, close to the ski slopes and is located at the southern end of Lake Champlain, Minutes to Lake George Beach at Huletts Landing & many hiking trails, 30 mins to Lake George Village and about 60 miles from Albany. Needs some cosmetics 'SOLD AS IS'



**Acres:** 0.2

**Town:** Whitehall

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 2

**Exterior:** Aluminum Siding,  
Plaster

**Cooling:** None

**Above Ground Square  
Feet:** 1056

**Property Type:** Residential

**School District:** Whitehall

**Sewer:** Public Sewer

**Property Style:** 2 Story, Old Style

**Exterior Features:** Storm Door(s)

**Parking Spaces:** 4

**Below Ground Square  
Feet:** 1056

**Bedrooms:** 4

**Estimated Taxes:** \$2,363

**Heat:** Forced Air, Oil

**Basement:** Full

**County:** Washington

**Interior Features:** High Speed  
Internet, Wall Paneling, Built-in  
Features, Eat-in Kitchen



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

