



*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)



**CRAFTSMAN / RANCHES**

# The Hudson

©2023 Global MLS

Listing courtesy of: Venture Realty Partners



*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)

**MLS# - 202316282 - Price: \$401,690**

21 Marion Avenue, Wynantskill, NY

**Description:** Westchester Modular Hudson Custom Ranch home 3 Bedroom/2 Bath including Master Bedroom/bath to be built. To be built on a Cleared/ Wooded lot with access and views of creek. Walk to downtown Wynantskill for all amenities or shops. Custom Ranch open floor plan with hardwood floors throughout living area. Bedrooms will be carpeted with tile in Bathrooms. 2 Car Garage 24'x24' Floor plan may be revised all additions or changes will be at purchaser's expense. Crawl space basement can be upgraded to full basement at purchaser's cost The custom listed has been upgraded by seller/builder.

<b>Acres:</b> 0.69	<b>Town:</b> North Greenbush	<b>Property Type:</b> Residential
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2 Full	<b>School District:</b> Wynantskill
<b>Estimated Taxes:</b> \$5,400	<b>Lake/River:</b> Poesten Kill	<b>Water:</b> Public
<b>Sewer:</b> Public Sewer	<b>Heat:</b> Baseboard, Hot Water	<b>Garage:</b> 2
<b>Property Style:</b> Modular, Custom, Ranch	<b>Basement:</b> Crawl Space	<b>Exterior:</b> Vinyl Siding
<b>County:</b> Rensselaer	<b>Cooling:</b> None	<b>Parking Spaces:</b> 5
<b>Interior Features:</b> Other, Ceramic Tile Bath, Crown Molding, 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)