



*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)



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Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202319416 - Price: \$42,000**

12 Olive Street, Hudson Falls, NY

**Description:** PLEASE READ THIS ENTIRELY BEFORE CONTACTING LISTING AGENT. SHORT SALE. Short sale is not yet approved, but appraisal has come back at list price. Short Sale is being professionally processed by Universal Short Sales, LLC. Buyer Responsible Short Sale Processing Fee of \$10,000. Please review "Presentation of Offers" document before submitting offer. Property sold as-is.



**Acres:** 0.17

**Bedrooms:** 3

**Estimated Taxes:** \$3,500

**Heat:** Forced Air

**Exterior:** Vinyl Siding

**Cooling:** None

**Town:** Fort Edward

**Bathrooms:** 1 Full

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** None

**Parking Spaces:** 5

**Property Type:** Residential

**School District:** Hudson Falls

**Sewer:** Public Sewer

**Basement:** Partial

**County:** Washington



**Daniel Davies**  
NYS Licensed Real Estate  
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