



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202319592 - Price: \$149,000**

3739 State Route 196 , Fort Ann, NY

**Description:** 2002 Manufactured home on just under 1/2 acre. Open concept , vaulted ceilings. Country kitchen with lots of cupboards and workspace. Nice laundry room with wash sink. 3 bedrooms w/ large closets. 2 bath. One car detached garage. 20x12 deck off dining room. An a bonus you can walk to the golf course. Highest and best by 5:00 pm June,29,2023.



**Acres:** 0.48

**Bedrooms:** 3

**Estimated Taxes:** \$2,830

**Heat:** Forced Air, Propane Tank Leased

**Basement:** Crawl Space, Slab

**County:** Washington

**Interior Features:** High Speed Internet, Walk-In Closet(s), Cathedral Ceiling(s), Kitchen Island

**Town:** Hartford

**Bathrooms:** 2 Full

**Water:** Drilled Well, Dug Well

**Garage:** 1

**Exterior:** Vinyl Siding

**Cooling:** None

**Property Type:** Residential

**School District:** Hartford

**Sewer:** Septic Tank

**Property Style:** 1 Story, Double-Wide

**Exterior Features:** None

**Parking Spaces:** 6



**Daniel Davies**  
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