



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: NY Living Realty

**MLS# - 202322924 - Price: \$49,000**

1263 Route 9n , Keeseville, NY

**Description:** Attention all investors: turn this house into a cash cow. Can be a single or two family property...you decide what's most profitable. Additional shed/garage included. House being sold in "as is" condition. Seller will give short term seller financing with suitable down payment. Well water to property comes from spring fed well and cistern across street on church property. Easement is in place for the well water. Exact septic location unknown.



**Acres:** 0.47

**Property Type:** Residential

**School District:** Ausable Valley

**Sewer:** Unknown

**Property Style:** Old Style,  
Townhouse

**Exterior Features:** Barn

**Parking Spaces:** 2

**Below Ground Square  
Feet:** 1080

**Bedrooms:** 4

**Estimated Taxes:** \$1,923

**Heat:** None

**Basement:** Interior Entry,  
Unfinished

**County:** Clinton

**Town:** Ausable

**Bathrooms:** 1 Full

**Water:** Spring

**Garage:** 2

**Exterior:** Wood Siding

**Cooling:** None



**Daniel Davies**  
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