



*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)



©2022 Global MLS

Listing courtesy of: Keller Williams Capital Dist

## **MLS# - 202323069 - Price: \$796,800**

4 Welding Way, Cohoes, NY

**Description:** Lot 4 beautiful walkout lot to build a full CUSTOM home in North Colonie SD w/ award winning CGM Builders. Each home built entirely around you! Call listing agent today for your appt. to meet the builders to discuss your needs and desires. Choose from ANY of the available level or walkout lots in this NO HOA, 7 home, cul-de-sac location. Ranch, 1st flr masters, multi-gen plans, etc. Each distinctly built home includes numerous upgrades all standard! Close to Rt. 9, under 1 mi. to Boght Hills Elem. & 2 sports complexes. Under 2 mi to I 87, Colonie-Mohawk River Park, pool, bike trail, & boat launch! Photos examples of builders work. To be built condition.

**Acres:** 0.41

**Bedrooms:** 4

**Estimated Taxes:** \$1,978

**Heat:** Forced Air, Natural Gas, Zoned

**Basement:** Exterior Entry, Full, Walk-Out Access

**County:** Albany

**Zoning:** Single Residence

**Town:** Colonie

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Interior Features:** High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Other, Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Property Type:** Residential

**School District:** North Colonie (including Maplewood)

**Sewer:** Public Sewer

**Property Style:** Custom, Farmhouse

**Exterior Features:** Drive-Paved, Lighting

**Parking Spaces:** 4



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

