



*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)



Listing courtesy of: Coldwell Banker Prime Prop.

**MLS# - 202328040 - Price: \$404,000**

12 Hills Road, Ballston Lake, NY

**Description:** Welcome to Country Knolls, cherished for its community pool, park, biking and walking trails. This residence boasts a versatile layout with 5 bedrooms, including a main-level bedroom with a nearby full bath - ideal for accommodating multi-generational families or use as office. Dual family rooms, each featuring a warm fireplace, for relaxed living and entertainment. The spacious kitchen will delight culinary enthusiasts with its space and functionality, and an additional finished area in the basement serves as a flexible space, ready to be customized as anything your lifestyle desires. Step outside to the expansive deck directly off the kitchen--perfect for hosting gatherings or savoring the tranquility of the morning. Thoughtfully designed for comfort, convenience, and enjoyment.



**Acres:** 0.45

**Property Type:** Residential

**School District:** Shenendehowa

**Sewer:** Public Sewer

**Property Style:** Colonial

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

**Parking Spaces:** 6

**Below Ground Square Feet:** 500 **Town:** Malta

**Bedrooms:** 5

**Estimated Taxes:** \$6,234

**Heat:** Baseboard, Natural Gas,  
Wood

**Basement:** Finished, Full, Heated,  
Interior Entry

**County:** Saratoga

**Zoning:** Single Residence

**Bathrooms:** 3 Full

**Water:** Public

**Garage:** 2

**Cooling:** None

**Interior Features:** High Speed  
Internet, Paddle Fan, Built-in  
Features, Ceramic Tile Bath, 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)

