



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Berkshire Hathaway HomeServices Blake,  
REALTORS

**MLS# - 202328223 - Price: \$399,900**

33 Lake Road, Niverville, NY

**Description:** Enjoy year round lake living at its finest! This beautiful home has 75' of waterfront access on the canal on Kinderhook Lake with a dock and private boat ramp. Outside, the home has a large yard with a patio, screened in porch and a one car garage. Inside, the first floor has a wide open floor plan, galley kitchen, propane heating stove, heat pump and views from every room! Upstairs primary bedroom has a private en suite and mini split unit for heating and cooling and two additional bedrooms. In the winter months you can enjoy downhill skiing at one on the several mountains locally.

**Acres:** 0.25

**Bedrooms:** 3

**Estimated Taxes:** \$4,475

**Sewer:** Septic Tank

**Basement:** Crawl Space,  
Unfinished

**County:** Columbia

**Zoning:** Single Residence

**Town:** Kinderhook

**Bathrooms:** 2 Full

**Lake/River:** Kinderhook Lake

**Heat:** Heat Pump, Propane

**Exterior:** Drywall, Vinyl Siding

**Cooling:** AC Pump

**Interior Features:** Other

**Property Type:** Residential

**School**

**District:** Kinderhook-Ichabod  
Crane

**Water:** Drilled Well

**Garage:** 6

**Exterior Features:** Dock

**Parking Spaces:** 6



**Daniel Davies**  
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