



*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: Gucciardo Real Estate LLC

**MLS# - 202410015 - Price: \$998,889**

1102 Nys Rt 9p , Saratoga Springs, NY

**Description:** Here is your chance to get on Saratoga Lake with a spectacular view. This is 3+ bedroom one bath cottage style colonial featuring 60' feet of direct water front property including a beautiful, paver patio fire pit and expensive dock with sitting area to enjoy glorious sunsets. You can improve the existing home or build your dream home but either way you're going to enjoy panoramic views of Saratoga Lake year-round, Be the destination for family and friends as guests enjoy s'mores around campfires while adventurers check out the lake on their WaveRunner or boat. A short walk to Browns Beach or one of the many restaurants along the lake.



**Acres:** 0.4

**Bedrooms:** 3

**Lake/River:** Saratoga Lake

**Heat:** Baseboard

**Exterior:** Clapboard, Wood Siding

**Cooling:** Window Unit(s)

**Town:** Saratoga

**Bathrooms:** 1 Full

**Water:** Dug Well

**Property Style:** Colonial, Cottage, Ranch

**Exterior Features:** Dock

**Parking Spaces:** 3

**Property Type:** Residential

**School District:** Stillwater

**Sewer:** Public Sewer

**Basement:** Unfinished

**County:** Saratoga

**Interior Features:** High Speed Internet, Other, Built-in Features, Ceramic Tile Bath



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

