



*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: Joe Milanese

**MLS# - 202410846 - Price: \$560,000**

1825 Route 9 , Germantown, NY

**Description:** Picturesque 1850's colonial sits far back from the roadway. The tree lined driveway reminds you of a bygone era. 3.7 acre site offers you a true summer-time sitting porch, rear enclosed porches, in-ground pool with pool house and large level field areas which can accommodate all your outdoor activities! There's plenty of garage storage for 3 cars with additional storage building alongside - perfect for a car enthusiast or mechanic! In its formal glory this was an elegant estate home. Currently, the home is a legal 2 family which has retained plenty of its historic features. This property is prime for those who appreciate historic homes or for those looking for the affordable option of collecting rental income and commanding a large sized site area!



**Acres:** 3.7

**Bedrooms:** 6

**Estimated Taxes:** \$15,000

**Heat:** Hot Water, Oil

**Exterior:** Aluminum Siding

**Parking Spaces:** 8

**Town:** Clermont

**Bathrooms:** 5 Full

**Water:** Drilled Well

**Garage:** 3

**Exterior Features:** Garden

**Property Type:** Multi-Family

**School District:** Red Hook

**Sewer:** Septic Tank

**Basement:** Finished, Full

**County:** Columbia



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

