



*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)



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Listing courtesy of: Wolf River Real Estate, LLC

**MLS# - 202411956 - Price: \$38,000**

16 Hough Street, St Johnsville, NY

**Description:** Got a knack for transforming spaces? Peek at 16 Hough St, Saint Johnsville, NY, this 2-story fixer-upper has 5 bedrooms waiting for your magic touch. Downstairs, find a comfy bedroom & full bath - super handy! Upstairs boasts 4 bedrooms & another full bath, perfect for a growing family or creative projects. The cherry on top? An above-ground pool with deck for sunny vibes & a detached garage for all your storage needs. Roll up your sleeves, it's got potential galore! Needs TLC but imagine the possibilities. Heads up: Assignment contract, 10% down at signing, cash only, sold as is. Your dream project awaits!



**Acres:** 0.11

**Bedrooms:** 5

**Estimated Taxes:** \$855

**Heat:** Forced Air, Oil

**Basement:** Full

**County:** Montgomery

**Town:** St Johnsville

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 1

**Exterior:** Wood Siding

**Cooling:** None

**Property Type:** Residential

**School**

**District:** Oppenheim-Ephratah-St. Johnsv

**Sewer:** Public Sewer

**Property Style:** Traditional

**Exterior Features:** Drive-Paved

**Parking Spaces:** 6



**Daniel Davies**  
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