



*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: Berkshire Hathaway HomeServices Blake,  
REALTORS

**MLS# - 202412790 - Price: \$314,785**

1031 Gates Drive, Rotterdam, NY

**Description:** Don't miss your opportunity to own this beautifully maintained ranch in a desirable neighborhood. This home boasts hardwood flooring, remodeled bathroom and an updated kitchen with newer appliances and a brand new refrigerator. There is plenty of space, with a livingroom, familyroom and a finished room with a bar in the basement. Entertain guests outside on one of the patios, the pergola (with electric outlet) or just relax in the hot tub. Save money on your utility bills with owned solar panels! No worries if your power goes out with the generator. The heated garage offers a 220V Electric car charger. Brand new furnace and hot water heater is only two years old. Half bath in basement is ready to be finished by new owner. Hot tub is sold as is. This house is move in ready!



**Acres:** 0.46

**Property Type:** Residential

**School District:** Schalmont

**Sewer:** Septic Tank

**Property Style:** Ranch

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

**Parking Spaces:** 3

**Below Ground Square Feet:** 300 **Town:** Rotterdam

**Bedrooms:** 3

**Estimated Taxes:** \$6,430

**Heat:** Forced Air, Natural Gas,  
Solar

**Basement:** Finished, Full, Sump  
Pump

**County:** Schenectady

**Zoning:** Single Residence

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 1

**Exterior:** Brick, Vinyl Siding

**Cooling:** Central Air

**Interior Features:** High Speed  
Internet, Solid Surface Counters,  
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)

