



*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: Country Horizon Realty

## **MLS# - 202413146 - Price: \$349,900**

25 Moorehouse Lane, Granville, NY

**Description:** Views, privacy, and more. This fabulous 3 bedroom, 2 bath ranch style home, on 5.61 acres is a gem. The current owner bought it in 2020 & had a huge number of updates and improvements done. \$20,000.00 + just in cabinets 2 years ago, not including the touch faucet, sink, lighting, & labor. Candlelight Cabinets, with Soft Close Drawers. Quartz Countertop. 4-year-old LG glass top range w/dual convection oven, lg dishwasher & refrigerator w/ water and ice. New sliding glass door, leading to the new deck. Paved Driveway installed, patio added out front and, in the back. Mini-Split heat pump for ac and back-up heat was added. Generac whole house generator installed. Above ground pool & deck, with stairs built in under the liner and a handrail going in for safety. Partially finished basement.



**Acres:** 5.61

**Property Type:** Residential

**School District:** Granville

**Sewer:** Septic Tank

**Property Style:** Ranch

**Exterior Features:** Drive-Paved,  
Garden, Storm Door(s)

**Parking Spaces:** 6

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

**Bedrooms:** 3

**Estimated Taxes:** \$4,797

**Heat:** Baseboard, Heat Pump, Hot  
Water, Oil

**Basement:** Other

**County:** Washington

**Interior Features:** Paddle Fan,  
Radon System, Satellite Internet

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Cedar, Clapboard

**Cooling:** AC Pump, Other



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

