



*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: Hunt ERA

**MLS# - 202413403 - Price: \$349,900**

13 Swan Street, Hudson Falls, NY

**Description:** BRAND NEW ONE LEVEL LIVING! 3 bedroom 2 bath ranch situated on almost 1 acre lot on dead end street! Beautiful modern faRmhouse look with board & batten siding & black overhead garage door. Interior w open floor plan, living dining kitchen combo w vaulted ceiling, easy clean laminate hardwood floors, modern white kitchen w granite tops & stainless steel appliances. Primary bedroom w vaulted ceiling, spacious closet & private bath. 2 additional good sized bedrooms and 2nd full bath. 1st floor laundry. Full basement w egress can be finished for additional space. 2 car attached garage, paved drive & central air are just a few of the features that make this new build a must see!!! Don't miss out! Estimated completion 90 days, construction has started!

**Acres:** 0.92

**Bedrooms:** 3

**Water:** Public

**Garage:** 2

**Exterior:** Drywall, Vinyl Siding

**Cooling:** Central Air

**Town:** Hudson Falls

**Bathrooms:** 2 Full

**Sewer:** Public Sewer

**Property Style:** Craftsman,  
Custom, Ranch

**Exterior Features:** Drive-Paved

**Parking Spaces:** 7

**Property Type:** Residential

**School District:** Hudson Falls

**Heat:** Forced Air, Natural Gas

**Basement:** Full, Interior Entry

**County:** Washington

**Interior Features:** Paddle Fan,  
Vaulted Ceiling(s), Walk-In  
Closet(s), Ceramic Tile Bath, Eat-  
in Kitchen, Kitchen Island



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

