



*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# - 202413739 - Price: \$399,000**

12 Joe Green Road, Fort Ann, NY

**Description:** Welcome to your beautiful remodeled home. All you need to do is move in. All new mechanicals, appliances, siding, metal roof and windows. Pull onto your new paved driveway, also featuring a new front deck and large L-shaped back deck for entertaining. 4 bedrooms, 2 living rooms and 2 full bathrooms. Finished basement for extra storage and bonus room, keeping some of its original charm. Conveniently located minutes to Lake George, shopping and more. Great potential Air BNB



**Acres:** 0.26

**Property Type:** Residential

**School District:** Fort Ann

**Sewer:** Septic Tank

**Basement:** Partial, Sump Pump,  
Other

**County:** Washington

**Below Ground Square Feet:** 600 **Town:** Fort Ann

**Bedrooms:** 4

**Estimated Taxes:** \$3,271

**Heat:** Forced Air, Propane,  
Propane Tank Leased

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Property Style:** Contemporary,  
Traditional

**Exterior Features:** Drive-Paved

**Parking Spaces:** 4



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

