



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna Capital Inc.

**MLS# - 202414050 - Price: \$350,000**

45 Westview Lane, Fort Edward, NY

**Description:** Enjoy country living at its finest, located about 5 miles outside of town but just minutes to all amenities. Situated on a 4.75 acre parcel located on a dead end road with plenty of road frontage. Includes 5 bedrooms and 2.5 bathrooms. Large sunroom back porch and generous sized deck overlooking the well landscaped private level backyard. New roof on home and shed in 2023 with transferable warranty and a newer heating system that is approximately 5 years young. Current owners have enjoyed this location and home for almost 30 years but are now looking to move south. Taxes are shown without STAR exemption.



**Acres:** 4.75

**Bedrooms:** 5

**Estimated Taxes:** \$5,906

**Heat:** Baseboard, Propane,  
Propane Tank Leased, Zoned

**Basement:** Finished, Interior  
Entry, Sump Pump, Walk-Out  
Access

**County:** Washington

**Zoning:** Single Residence

**Town:** Kingsbury

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** None

**Interior Features:** Paddle Fan,  
Cathedral Ceiling(s), Eat-in  
Kitchen, Kitchen Island

**Property Type:** Residential

**School District:** Hartford

**Sewer:** Septic Tank

**Property Style:** Raised Ranch

**Exterior Features:** Drive-Paved

**Parking Spaces:** 7



**Daniel Davies**  
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