



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



Listing courtesy of: Keller Williams Capital Dist

MLS# - 202414666 - Price: \$349,000

8802 State Route 40 , Fort Ann, NY

Description: Move-in ready 3BR/2 FULL bath home with just shy of 1,500 finished square feet (both levels)! Situated on 1.36 acres and has beautiful VIEWS! Features: a spacious kitchen with plenty of storage and SS appliances, hardwood floors, UPDATED bathrooms, comfortable Adirondack style 3-season room and an oversized 2 car attached garage! Neutral paint colors throughout! Unfinished space on lower level (currently bar/workout area) has nice polished concrete floors and could be finished for even more living space! You will love the unique free-standing B-B-Q Cabana, ideal for outdoor cookouts. Located in the Hartford School District. 2 storage sheds included. High-speed internet is a HUGE plus (SLICNET.)

Acres: 1.36

Property Type: Residential

School District: Hartford

Sewer: Septic Tank

Property Style: Raised Ranch

Exterior Features: None

Parking Spaces: 8

Below Ground Square Feet: 442 **Town:** Hartford

Bedrooms: 3

Estimated Taxes: \$4,658

Heat: Baseboard, Oil

Basement: Other

County: Washington

Interior Features: High Speed
Internet

Bathrooms: 2 Full

Water: Drilled Well

Garage: 2

Exterior: Vinyl Siding

Cooling: None



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

