



*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)



Listing courtesy of: Roohan Realty

**MLS# - 202414727 - Price: \$339,000**

**3344 State Route 29 , Greenwich, NY**

**Description:** This well maintained 3 bedroom 2 full bathroom ranch is right on the Battenkill River. There is a fenced backyard with enclosed porch, and large deck over the river where you can watch the eagles and fish in one of the best trout fishing areas on the Battenkill. There is an attached two car garage with ramp for accessibility. Updates include a new whole house generator, reverse osmosis water system, hardwood floors in two of the bedrooms, and newer flooring throughout. This home is conveniently located 35 minutes from Saratoga Springs and Glens Falls. The full basement provides plenty of room for storage and a home office or work space.

**Acres:** 0.91

**Bedrooms:** 3

**Estimated Taxes:** \$6,688

**Sewer:** Septic Tank

**Property Style:** Ranch

**Exterior Features:** Drive-Paved

**Parking Spaces:** 6

**Town:** Greenwich

**Bathrooms:** 2 Full

**Lake/River:** Battenkill River

**Heat:** Forced Air, Oil

**Basement:** Full, Unfinished

**County:** Washington

**Interior Features:** Paddle Fan

**Property Type:** Residential

**School District:** Greenwich

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** Central Air



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

