



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



©2024 Global MLS

Listing courtesy of: Julie & Co Realty, LLC

MLS# - 202414886 - Price: \$449,000

26 Sage Lane, Fort Edward, NY

Description: Nestled in the picturesque Woodscape development, this spacious 4-bedroom, 2.5-bathroom Colonial boasts elegance and comfort. Situated on a nearly half-acre lot, it offers ample space for relaxation & entertainment. The welcoming neighborhood is conveniently close to I87, making commuting a breeze. Inside, the home features modern amenities such as stainless steel appliances including a range, dishwasher, and a refrigerator w/water dispenser. Wait there's more - an irrigation system, first floor washer/dryer, and a mudroom off the garage. The nicely finished basement provides extra living space for various needs. Stay cozy with the natural gas forced hot air furnace, complemented by a new AC and hot water tank. Don't wait to call this property home

Acres: 0.48

Property Type: Residential

School District: South Glens Falls

Sewer: Septic Tank

Property Style: Colonial

Exterior Features: None

Parking Spaces: 8

Below Ground Square Feet: 900 **Town:** Moreau

Bedrooms: 4

Estimated Taxes: \$4,903

Heat: Forced Air, Natural Gas

Basement: Finished, Full

County: Saratoga

Zoning: Single Residence

Bathrooms: 2 Full

Water: Public

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

