



*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)



©2024 Global MLS

Listing courtesy of: Core Real Estate Team

## **MLS# - 202415179 - Price: \$399,900**

1074 Laural Lane, Ballston Spa, NY

**Description:** Welcome to this lovely home with a mix of modern amenities and rustic charm, perfect for both comfortable living and entertaining guests. The combination of indoor and outdoor spaces, along with thoughtful upgrades and maintenance, creates a welcoming environment for buyers and their friends to enjoy. Newly remodeled full bath, new painted hall way and flooring. Two themed bedrooms and nicely appointed primary is a must see. Huge back yard with a neighborhood tradition xmas tree burning party, sounds fun. Roof, siding, windows and doors all new 2016. Water heater 2024, furnace 2021. Come see this home and make it yours today.

**Acres:** 0.44

**Property Type:** Residential

**School District:** Ballston Spa

**Sewer:** Septic Tank

**Property Style:** Colonial

**Exterior Features:** Drive-Paved,  
Lighting

**Parking Spaces:** 4

**Below Ground Square Feet:** 300 **Town:** Malta

**Bedrooms:** 3

**Estimated Taxes:** \$5,040

**Heat:** Forced Air, Natural Gas

**Basement:** Full, Partial,  
Unfinished

**County:** Saratoga

**Zoning:** Single Residence

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Interior Features:** High Speed  
Internet, Paddle Fan, Solid  
Surface Counters, Eat-in Kitchen



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

