



*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: Berkshire Hathaway HomeServices Blake,  
REALTORS

**MLS# - 202415345 - Price: \$450,000**

15 Ausable Forks , Albany, NY

**Description:** MULTIPLE OFFER DEADLINE 4/22 at NOON. Showings started Friday April 19th at noon on this beautifully maintained, 4 bedroom, 2 full bath & 1 half bath, Rosewood built Colonial with IN-GROUND SWIMMING POOL & hardwood floors throughout. The pool is already open so you can enjoy the summer in your very own resort-like back yard. You will appreciate the spacious bedrooms & updated, kitchen & baths. Rest easy as the roof was replaced in 2008. New Furnace & hot water tank installed in 2016. Pool liner & soft cover purchased new in 2022.

**Acres:** 0.29

**Bedrooms:** 4

**Estimated Taxes:** \$6,799

**Heat:** Forced Air, Natural Gas

**Basement:** Crawl Space, Partial, Unfinished

**County:** Albany

**Zoning:** Single Residence

**Town:** Colonie

**Bathrooms:** 2 Full

**Water:** Public

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Interior Features:** Paddle Fan

**Property Type:** Residential

**School District:** South Colonie

**Sewer:** Public Sewer

**Property Style:** Colonial

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

**Parking Spaces:** 5



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

