



*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)



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Listing courtesy of: Signature Premier Realty, Inc

**MLS# - 202415682 - Price: \$49,900**

614 4th Street, Troy, NY

**Description:** Attention Investors! Here is your next rehab opportunity! This 3 Bed/1 Bath SFR in Troy has a newer roof, electrical panel, furnace and HWT, Property sits directly on a bus line, and seconds off 787! This is an AS-IS property. CASH BUYERS ONLY! Property is sold via an assignment of contract.



**Acres:** 0.05

**Property Type:** Residential

**School District:** Troy

**Sewer:** Public Sewer

**Basement:** Full, Unfinished, Other

**Cooling:** Other

**Below Ground Square Feet:** 2178

**Bedrooms:** 3

**Estimated Taxes:** \$4,077

**Heat:** Forced Air, Natural Gas

**Exterior:** Brick, Vinyl Siding

**Interior Features:** Other

**Town:** Troy

**Bathrooms:** 1 Full

**Water:** Public

**Property Style:** Traditional, Other

**County:** Rensselaer



**Daniel Davies**  
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