



*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: Coldwell Banker Commercial

**MLS# - 202415742 - Price: \$335,000**

1 Rosena Drive, Wynantskill, NY

**Description:** Beautiful open floor plan with skylights and hardwood floors. Master suite with new tile bathroom and dressing/sitting room which can be converted back to a bedroom. Finished walk-out basement with built-in bar, game room and additional bedroom. Home has 4 heating zones and radiant heat in family room and bedroom. New siding in 2023, new roof in 2021. Private yard with composite deck and 24' above ground pool.



**Acres:** 1.1  
**Property Type:** Residential  
**School District:** Averill Park  
**Sewer:** Septic Tank  
  
**Property Style:** Ranch  
  
**Exterior Features:** None  
**Parking Spaces:** 5  
  
**Below Ground Square Feet:** 700  
**Bedrooms:** 4  
**Estimated Taxes:** \$8,500  
**Heat:** Hot Water, Oil, Radiant Floor, Zoned  
**Basement:** Exterior Entry, Finished, Interior Entry, Walk-Out Access  
**County:** Rensselaer  
**Interior Features:** High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Wall Paneling, Built-in Features, Ceramic Tile Bath, Chair Rail, Crown Molding, Kitchen Island  
  
**Town:** Poestenkill  
**Bathrooms:** 2 Full  
**Water:** Public  
**Garage:** 1  
  
**Exterior:** Vinyl Siding  
  
**Cooling:** Window Unit(s)



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

