



*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: Gucciardo Real Estate LLC

**MLS# - 202415854 - Price: \$324,800**

17 Nelson Avenue, Latham, NY

**Description:** Within walking distance to Forts ferry school and Burns Whitney Park sits this totally updated 3 bed 1 bath Ranch home features new roof, new windows and updated kitchen and bathroom. Centrally located in the heart of Latham you will find the local conveniences come quite easily. Luxury vinyl plank flooring throughout as well as stainless steel appliances in the quartz countered kitchen. Private backyard with well maintained lawn. central air being added 5/6. Broker is owner.



**Acres:** 0.18

**Bedrooms:** 3

**Estimated Taxes:** \$2,771

**Heat:** Forced Air, Natural Gas

**Basement:** Full

**County:** Albany

**Interior Features:** High Speed  
Internet, Ceramic Tile Bath

**Town:** Colonie

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 1

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Property Type:** Residential

**School District:** North Colonie  
(including Maplewood)

**Sewer:** Public Sewer

**Property Style:** Ranch

**Exterior Features:** Drive-Paved

**Parking Spaces:** 3



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

