



*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: Coldwell Banker Prime Prop.

**MLS# - 202415962 - Price: \$799,000**

13 A Bernie Lp , Troy, NY

**Description:** This home will be ready for Occupancy in the Fall! Pictures are of current model home that has options and upgrades. This home is in progress! Framing has begun. Homesite offers a daylight basement. This ranch plan has an open living space. 9' and 10' ceilings on the first floor, a 2 story foyer, and an open staircase to the basement which is perfect for finishing. The dining room gives the ability for larger dinner parties and also includes a large island with breakfast bar. The family room includes a gas fireplace. Other features include a mudroom upon entering from the garage, a 1st floor laundry room and walk-in pantry. The master suite offers a walk-in closet and on suite bath.

**Acres:** 0.52

**Below Ground Square Feet:** 1007

**Town:** North Greenbush

**Property Type:** Residential

**Bedrooms:** 4

**Bathrooms:** 3 Full

**School District:** North Greenbush (williams)

**Estimated Taxes:** \$12,785

**Water:** Public

**Sewer:** Public Sewer

**Heat:** Forced Air, Natural Gas

**Garage:** 2

**Property Style:** Ranch

**Basement:** Full

**Exterior:** Drywall, Stone, Vinyl Siding

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

**County:** Rensselaer

**Cooling:** Central Air

**Parking Spaces:** 4

**Zoning:** Single Residence

**Interior Features:** Grinder Pump, High Speed Internet, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island



**Daniel Davies**  
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