



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



Listing courtesy of: Howard Hanna Capital Inc

MLS# - 202624724 - Price: \$249,000

15 Spring Street, Hudson Falls, NY

Description: Lovingly cared for and thoughtfully updated, this charming home will surprise you with its spacious interior and abundance of inviting living spaces. Gleaming hardwood floors extend throughout the first-floor kitchen, living room and dining room, as well as the second-floor hallway. The oversized living room features a cozy gas fireplace and an updated mini-split system providing both air conditioning and supplemental heat. The large, updated eat-in kitchen offers plenty of room for a table, newer appliances and flows into a spacious rear laundry/mudroom with newer washer and dryer and a convenient half bath. The formal dining room adds character with a built-in cabinet. Enjoy three wonderful enclosed porch spaces, including a fabulous front porch/sitting room welcoming you into the home, an enclosed side porch just off the kitchen, and a large screened rear porch with ceiling fan, perfect for relaxing or entertaining while overlooking the backyard and garden area, once a lovely oasis and ready for its next owner to make it their own. The first-floor full bath features ceramic tile and a walk-in shower with tiled surround. Upstairs, the primary bedroom offers its own second-story enclosed sun porch, along with additional bonus space ideal for a craft room, playroom, home office or extra storage. Additional improvements include newer windows throughout, newer furnace, on-demand hot water, exterior paint completed in 2025, and a brand-new updated 200-amp electrical service installed in August 2026. Outside, the .23-acre lot provides plenty of room to garden, relax or entertain, along with a one-car barn-style garage/shed. A warm and welcoming home offering far more space, character and versatility than you might expect!

Property Features

Acres: 0.23

Town: Hudson Falls

Bedrooms: 4

School District: Hudson Falls

Water: Public

Heat: Forced Air, Natural Gas

Property Style: Old Style

Exterior: Wood Siding

County: Washington

Parking Spaces: 4

Above Ground Square Feet: 1625

Property Type: Residential

Bathrooms: 2 Full

Estimated Taxes: \$4,999

Sewer: Public Sewer

Garage: 1

Basement: Full

Exterior Features: Drive-Paved

Cooling: Ductless, Window Unit(s)

Interior Features: Paddle Fan, Built-in Features, Ceramic Tile Bath, Eat-in Kitchen



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS,SRS,C2EX
(518) 656-9068
[Email Agent](#)

