



*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)



©2023 Global MLS

Listing courtesy of: Howard Hanna Capital Inc.

**MLS# - 202313212 - Price: \$70,000**

340 Howe Road, Lake Luzerne, NY

**Description:** Nice flat cleared build lot on 1.49 acres in the scenic town of Lake Luzerne in the Adirondacks. Build your own getaway home down this peaceful road and enjoy the birds singing in the mature woods or sit quietly by the stream. This property has electric, septic and a drilled well. Zoned R RU (Residential Rural) and has 206' of easy access road frontage. Only 15 minutes to Lake George and 30 minutes to Saratoga Springs. NOTES: Suggested that the BUYER is to CONFIRM any building or plans they may have at the same time with both the TOWN AND THE APA via Jurisdictional Inquiry. APA supersedes the Town. Single Family Home Allowed HUD Single and Double MH Allowed. DOT RVs Allowed once there is a building. DOT RVs Not allowed without a building. AirBnB Allowed with a permit.



**Acres:** 1.49

**School District:** Hadley Luzerne

**Sewer:** Septic Tank

**Town:** Lake Luzerne

**Estimated Taxes:** \$500

**County:** Warren

**Property Type:** Land

**Water:** Drilled Well



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

