



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: Realty One Group Key

MLS# - 202313609 - Price: \$285,000

L1.1 Holly Boulevard, Scotia, NY

Description: Looking for the perfect location to build surrounded by scenic views of nature and convenient access to nearby amenities? This large lot has the best of both worlds! Subdivide into multiple large private lots or make the whole parcel your private oasis! In just 10-min or less, you have access to several amenities including groceries, Target, Rivers Casino, I90, GE & VIA Aquarium, making this lot a perfect location for both convenience and privacy. There are 10 acres of approved buildable land, with an additional 40 acres of wetlands located in the back. It's also adjacent to another 60 acres of undeveloped land (to remain undeveloped) providing even more opportunities to explore and connect with nature. Planning board has already approved a 4 lot subdivision.

Acres: 49.08

School District: Scotia Glenville

Sewer: Public Sewer

Town: Scotia

Estimated Taxes: \$4,118

County: Schenectady

Property Type: Land

Water: Public

Zoning: Single Residence



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

