



Your Lake George Real Estate Experts!

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Listing courtesy of: Krutz Properties, LLC

MLS# - 202315355 - Price: \$649,000

187 Brookwood Road, Waterford, NY

Description: PRICED to SELL! 10 min. to Saratoga! Renovate this cozy farmhouse or re-build. The last 11.9 acres of this 3-generation family farm is perfect to continue as a horse property, just have land for the kids to 4-wheel and play, or build several homes here with the 530 feet of road frontage. A perfect spot for a gentleman's hobby farm, vegetable farm, nursery or homestead. There is a nice riding corral for the horses and several horse stalls in the large pole barn. Another pole barn serves as a huge garage or storage. With some TLC, this cozy old farmhouse can be brought back to character. A beautiful spot to build on this lovely parcel with a small stream in the back. Shenendehowa School District. 10 Min. to Saratoga! 30 min. to Lake George! Reasonable taxes of Saratoga County!

Acres: 11.19

Bedrooms: 4

Estimated Taxes: \$6,755

Heat: Forced Air, Natural Gas

Basement: Partial, Unfinished

County: Saratoga

Interior Features: High Speed
Internet, Eat-in Kitchen

Town: Halfmoon

Bathrooms: 1 Full

Water: Public

Garage: 6

Exterior: Vinyl Siding

Cooling: None

Property Type: Residential

School District: Shenendehowa

Sewer: Septic Tank

Property Style: Farmhouse, Old
Style

Exterior Features: Barn

Parking Spaces: 8



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