



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Real Home Services & Solutions, Inc

**MLS# - 202320412 - Price: \$96,300**

309 Farm To Market Road, Mechanicville, NY

**Description:** \*\*\* VACANT BUT NO ACCESS due to condition \*\*\* Looking for a great opportunity? Look no more! This property has tons of potential and is average in living space size for the neighborhood. It is located close to main roads with easy access to local amenities, such as shopping, banking, schools, and various eateries. Per our BPO describe the subject property is a SFR (ranch style) built in 1991. It has approx. 1400 sq ft. and has 5 bedrooms and 2 bathrooms, with full/unfinished basement and Zero garage. The property is on 22,216 sq lot. \*\*\* Seller makes no guarantees about property's condition, room count or other physical characteristics nor does seller guarantee accuracy whether property is on public sewer or private septic. \*\*\*

**Acres:** 0.51

**Property Type:** Residential

**School District:** Shenendehowa

**Sewer:** Septic Tank

**Basement:** Full, Unfinished, Other

**County:** Saratoga

**Zoning:** Single Residence

**Below Ground Square Feet:** 1000

**Bedrooms:** 5

**Estimated Taxes:** \$4,370

**Heat:** Other

**Exterior:** Vinyl Siding

**Cooling:** Other

**Interior Features:** Other

**Town:** Halfmoon

**Bathrooms:** 2 Full

**Water:** Supplemental Well

**Property Style:** 1 Story

**Exterior Features:** Other

**Parking Spaces:** 1



**Daniel Davies**  
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