



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Winslow Realty

**MLS# - 202321199 - Price: \$39,900**

L1 Montreaux Street, Lake Luzerne, NY

**Description:** 1.28 acre building lot with deeded lake rights to Second Lake. Situated on a cul-de-sac at the end of Montreaux St, this lot enjoys a tranquil setting with a charming small town atmosphere while still being close to urban amenities. Enjoy swimming, boating, fishing and kayaking, a true paradise for outdoor enthusiasts and nature lovers alike. The Lake Luzerne area offers a host of recreational activities, including hiking trails, a tree top rope course, rafting and tubing, camp grounds, lake and river activities, and outdoor events featuring food trucks and live music. Located within the Adirondack Park, the largest state park in the US, and still within 30 minutes of Lake George and Saratoga Springs, this protected area provides endless opportunities for everyone.



**Acres:** 1.28  
**School District:** Hadley Luzerne  
**Water:** None  
**Zoning:** Single Residence

**Town:** Lake Luzerne  
**Estimated Taxes:** \$563  
**Sewer:** None

**Property Type:** Land  
**Lake/River:** Second Lake  
**County:** Warren



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