



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Julie & Co Realty, LLC

**MLS# - 202324020 - Price: \$79,000**

76 French Road, Schroon Lake, NY

**Description:** The perfect piece of paradise! This cleared lot with 150' of direct Schroon River frontage is ready for you to put down roots and start making memories! Soak in the morning sun, surrounded by a beautiful mix of hardwood and pine for that wonderful Adirondack feel, build your perfect year-round home or get away- APA has Jurisdiction to build, but a preexisting lot. You must build 150 feet from the river. A great location for canoes, kyacks, swimming and fishing- you can float from here to Schroon Lake!



**Acres:** 1.3

**School District:** Schroon Lake

**Water:** None

**Town:** Schroon

**Estimated Taxes:** \$450

**Sewer:** None

**Property Type:** Land

**Lake/River:** Schroon River

**County:** Essex



**Daniel Davies**  
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