



*Your Lake George Real Estate Experts!*

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**MLS# - 202324181 - Price: \$59,000**

L45.120 Hawthorne Hill Rd , Brainard, NY

**Description:** PARCEL W/ DRILLED WELL and underground electric. Build your ideal home on these 5.34 surveyed and level acres in a private enclave of vacation homes. Currently mostly wooded with mature hard and soft woods. Drilled well already in place and underground electric accessible at the road. 5 minute drive to equestrian Old Chatham hamlet. Easy to Albany and Pittsfield. HOA is merely a gentlemen's agreement on road maintenance which is sometimes \$200, sometimes 0, and has never been more than \$250 per owner. Easily accessible, quiet country location only 4 miles to Jackson's Old Chatham House and 13 to Chatham Village.

**Acres:** 5.34

**School District:** New Lebanon

**Sewer:** None

**Town:** New Lebanon

**Estimated Taxes:** \$549

**County:** Columbia

**Property Type:** Land

**Water:** Drilled Well

**Zoning:** Mixed



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