



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Miranda Real Estate Group, Inc

MLS# - 202324587 - Price: \$1,175,000

301 Lape Road, Esperance, NY

Description: Welcome to Sunrise Ranch where a new way of life awaits! Amazing views, picturesque ponds, with these 284 acres, your possibilities are endless! Currently being used as an income generating Off Road Park, bordering 4600 acres of state land & the George Landis Arbor., there is so much to do from, hunting, hiking, camping, snowmobiling, 4 wheeling & more. With infrastructure already in place including multiple wells, septic, fios, power throughout, 6,000 sq ft shop featuring living quarters upstairs with 1 full bath, balcony overlooking the amazing views, entertaining area downstairs with half bath, guest cabin, shower trailer & many outbuildings, this property is ready for whatever you can dream up! Call today for your private showing. Sold with 266,281,301 and 333 Lape Rd for a total of 284ac

Acres: 284

Town: Charleston

Property Type: Land

School District: Fonda-Fultonville **Estimated Taxes:** \$12,668

Water: Drilled Well

Sewer: Holding Tank, Septic Tank **County:** Montgomery

Zoning: Mixed



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