



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



©2023 Global MLS

Listing courtesy of: The Property Shop

MLS# - 202325615 - Price: \$49,900

575 Helderberg Trail, East Berne, NY

Description: Fantastic country retreat opportunity! Ideal 1.7+/- Acres property with existing cottage and garage that can be renovated or used for an outbuilding after building your dream home. Building a new home wont be a problem as the property is already equipped with utilities including well and septic! There is also a snowmobile trail that runs directly behind the property with access to the lower Albany County trail system. Minutes to Thatcher Park, Family Dollar, Warners Lake, and Altamont you have country privacy while still being close to conveniences. Great views of the surrounding farmland and rolling hills makes this property a special place for nature lovers and outdoor enthusiasts. At this price this property will not last!

Acres: 1.5

Property Type: Residential

School District: Berne Knox

Sewer: Septic Tank

Property Style: 2 Story, Old Style

County: Albany

Interior Features: Other, Built-in Features

Below Ground Square Feet: 360 **Town:** Berne

Bedrooms: 1

Estimated Taxes: \$891

Heat: Wood

Basement: Partial

Cooling: None

Bathrooms: 1 Full

Water: Drilled Well

Garage: 1

Exterior: Wood Siding

Parking Spaces: 3



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS, SRS, C2EX
(518) 656-9068
dan@daviesrealty.net

