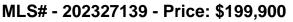
Your Lake George Real Estate Experts!

**Davies Davies & Associates** P.O. Box 201, Cleverdale, NY 12820 P: (518) 656-9068 F: (518) 656-9087 www.davies-davies.com



661 State Hwy 165, Roseboom, NY

Description: Unique opportunity for a year round home, vacation home or hunting camp near state land and snowmobile trails, on 5.52 acres. The land has a lovely creek bordering it, ponds, a huge workshop/garage, and a cute guest cottage with electricity. There are fruit trees, and many blueberry bushes. The interior of the home is rustic, has a loft area with projector and screen for movies. The kitchen appliances were high end, the refrigerator needs servicing, the stove and wine cooler and ice maker work. There is an antique wood stove, pellet stoves. Many items can be included or purchased. Minutes to historic Cooperstown or Cobleskill for shopping and health care.







Acres: 5.52

Bedrooms: 3

Estimated Taxes: \$3,004 Heat: Forced Air, Pellet Stove, Wood

Basement: Full

Cooling: None

Town: Roseboom

Bathrooms: 1 Full

Water: Dug Well Garage: 2

Exterior: Shingle Siding Parking Spaces: 10

Property Type: Residential

School District: Cherry Valley-Springfield

Sewer: Unknown

Property Style: Farmhouse

County: Otsego Interior Features: Other, Eat-in Kitchen



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











