



*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](http://www.davies-davies.com)



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Listing courtesy of: Sterling Real Estate Group

**MLS# - 202329348 - Price: \$18,000**

1430 Sleepy Hollow Road, Athens, NY

**Description:** Build your dream home in the desirable Sleepy Hollow Lake Community! Enjoy the water view across the street in this bustling community. HOA includes access to the lake for swimming, kayaking, boating, fishing, beach, pool, tennis courts, and more! Level, wooded homesite with privacy due to preserved land to the left and behind. Municipal water and sewer to save costs on building and underground utilities to preserve the beauty of the community! Bring your builder or use ours. Now is your chance for an affordable homesite for your second home or primary residence. Only 2 hours north of NYC and a half hour to Albany. Coxackie-Athens Schools. Enjoy all that Sleepy Hollow Lake can offer you. Schedule your showing today!



**Acres:** 0.23

**School**

**District:** Coxsackie-Athens

**Sewer:** Public Sewer

**Town:** Coxsackie

**Estimated Taxes:** \$146

**County:** Greene

**Property Type:** Land

**Water:** Public



**Daniel Davies**  
NYS Licensed Real Estate  
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