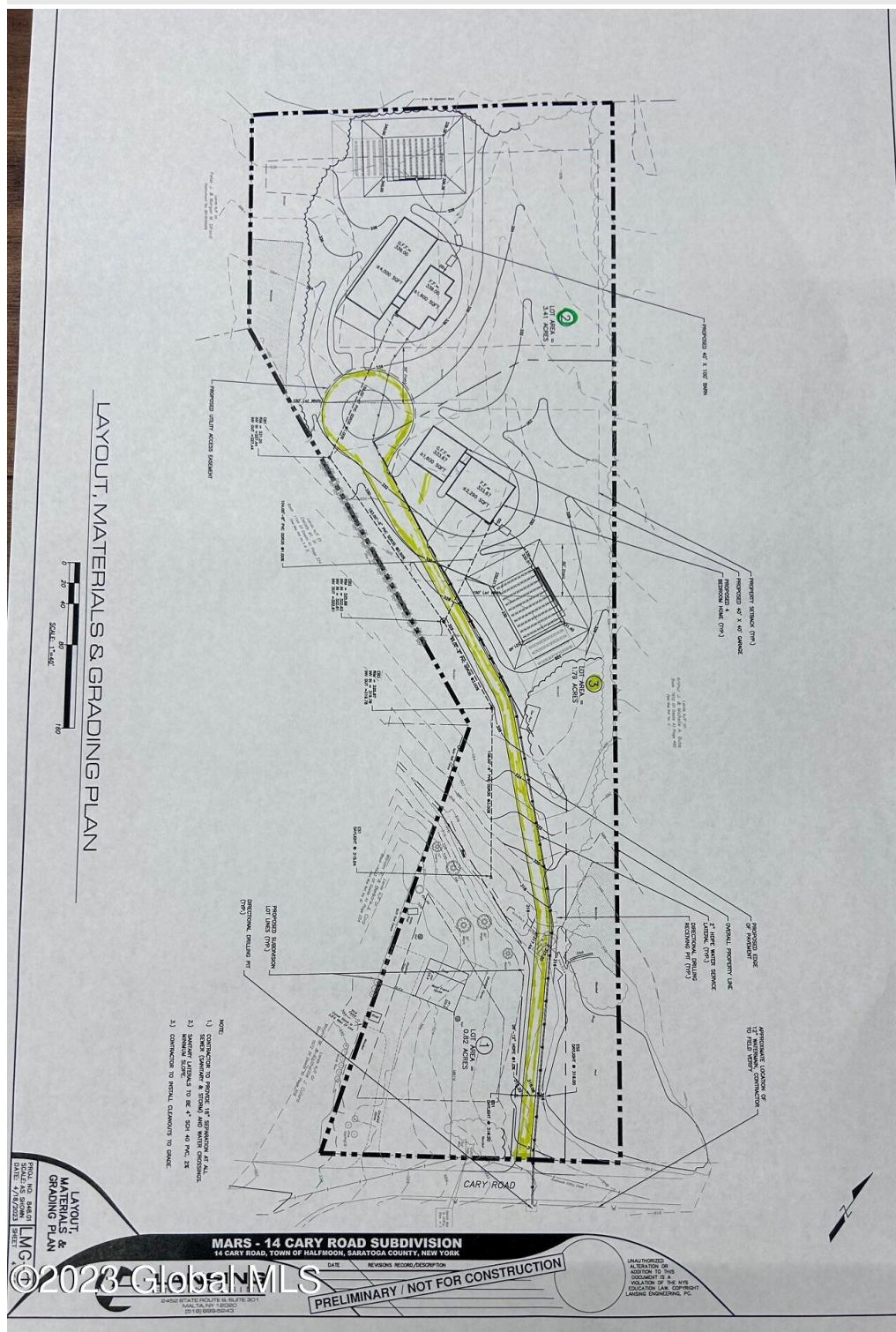




Your Lake George Real Estate Experts!

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





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Listing courtesy of: Howard Hanna

**MLS# - 202329356 - Price: \$200,000**

L2-I3 Cary Road, Mechanicville, NY

**Description:** Two approved single family building lots in Shen schools (3.41 acres and 1.79 acres). Build your dream home on one or both! Lots are cleared, level and ready to be built on. Serene private setting setback from the road, with shared driveway. Public water available at road or drill a well. Gas & electric at road, all utilities would need to be brought in. Septic design and survey available. Town has approved preliminary site plan. Just apply for permits to build driveway and bring in utilities. Close to shopping, dining and highway access. Centrally located 20 min to Saratoga Springs & Albany. Please do not walk the lot without permission.

**Acres:** 5.2

**School District:** Shenendehowa

**Sewer:** Septic Tank

**Town:** Mechanicville

**Estimated Taxes:** \$1

**County:** Saratoga

**Property Type:** Land

**Water:** Public

**Zoning:** Single Residence



**Daniel Davies**  
NYS Licensed Real Estate  
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