



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



Listing courtesy of: Century 21 Rural Estates

MLS# - 202410243 - Price: \$389,000

1871 Carlisle Road, Sprakers, NY

Description: This one story home on a quiet country road has 3 bedrooms & 1 bath on 27 acres with panoramic views. Open floor plan living room, dining area & kitchen. Newer furnace & some updated vinyl windows. 1000 gallon septic tank with new leach field. 24 of the 27 acres are fields with a general slope and have been maintained and hayed every year. 34x53 barn with 10 stalls & four box stalls & a tack room will hold 3000 bales of hay. 24x40 pole barn with workshop. 20x60 equipment shed. Another outbuilding is 10x20 with 16x20 lean-to. Excluded from the sale are two sheds.

Acres: 27.4

Bedrooms: 3

Estimated Taxes: \$4,375

Heat: Forced Air, Oil

Basement: Crawl Space, Full, Interior Entry, Sump Pump, Unfinished, Walk-Out Access

County: Montgomery

Interior Features: High Speed Internet, Eat-in Kitchen

Town: Root

Bathrooms: 1 Full

Water: Drilled Well

Garage: 1

Exterior: Drywall, Vinyl Siding

Cooling: None

Property Type: Residential

School District: Canajoharie

Sewer: Septic Tank

Property Style: 1 Story

Exterior Features: Barn, Lighting

Parking Spaces: 6



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

