



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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Listing courtesy of: Armida Rose Realty Group

**MLS# - 202410611 - Price: \$325,000**

1732 Pilot Knob Road, Kattskill Bay, NY

**Description:** Rare opportunity to own a private wooded lot to build your dream home near Lake George on Pilot Knob Road. Lot is large enough to subdivide. Wooded lot adjacent to Buck Mountain trail head. Access to over 21,000 acres of the Adirondack Forest Preserve. Miles and miles of trails. Lot comes with a permanent deeded right of way to access Lake George which is within walking distance. Right of way recently improved with parking area and foot bridge. Access to lake is 15 foot wide and ends at a rock ledge overlooking shallow sandy bottom. Ideal for canoeing or kayaking. Take a walk to the Town of Fort Ann beach. Store your boat at nearby Pilot Knob Marina or Fischers Marina. Bike to the Town of Fort Ann public beach (with lifeguard) enjoy a nice sandy bottom.



**Acres:** 0.4

**School District:** Lake George

**Sewer:** None

**Town:** Fort Ann

**Estimated Taxes:** \$522

**County:** Washington

**Property Type:** Land

**Water:** None

**Zoning:** Single Residence



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