



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202411035 - Price: \$269,000**

219 Old State Hwy 8 , Mount Upton, NY

**Description:** Escape the city life & grab this slice of paradise - reminiscent of old Europe. Classic remodeled & updated colonial farmhouse w/ over 600' of serene riverfront. Covered w/mature willow & hardwood trees. You can boat, swim, fish & relax w/ a captivating view of the river & the hills of the Catskills in the background. Porch sitting is a must on the wrap-around porch. Immaculate barn w/stunning post & beam interior-great for a studio/residence or country store. Home+bldg. are on one side of the country rd & the riverfront property is on the other. The property has lots of room for dvlpmnt & is approved for up to 8 addtl modular homes that would be great for AIR BNB, tiny homes, or rentals. A sportsman paradise with endless opportunities to start over or retreat.

**Acres:** 8.4

**Bedrooms:** 4

**Estimated Taxes:** \$4,500

**Sewer:** Septic Tank

**Property Style:** Farmhouse

**Exterior Features:** Barn, Garden, Lighting

**Parking Spaces:** 25

**Town:** Guilford

**Bathrooms:** 2 Full

**Lake/River:** Unadilla River

**Heat:** Baseboard, Hot Water, Propane

**Basement:** Exterior Entry, Full, Heated, Interior Entry

**County:** Chenango

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Crown Molding, Kitchen Island

**Property Type:** Residential

**School**

**District:** Gilbertsville-Mount Upton

**Water:** Drilled Well

**Garage:** 3

**Exterior:** Wood Siding

**Cooling:** Wall Unit(s)



**Daniel Davies**  
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