



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: Gabler Realty, LLC

MLS# - 202411314 - Price: \$245,000

L24 Old Route 22 , Amenia, NY

Description: This BOHA, septic, and well-approved lot includes a recent topographic survey with driveway plotted and is just 1 hour and 40 minutes from NYC. It offers breathtaking seasonal scenery and is conveniently under 5 minutes from the Wassaic train station, the Harlem Valley Rail Trail, Troutbeck, the Silo Ridge Field Club, and Orvis Sandanona. You can also catch a movie at the local drive-in theater. Your dream home awaits. Wooded lots with fantastic views of the surrounding valley and mountains. Board of health approval with septic + well approved for all three lots (recently renewed, see attachment) Recent survey (completed April '22) and topographic survey with driveway plotted. The land is leveled and cleared for home development (plots 3+4)

Acres: 19.54

School District: Northeast CSD

Sewer: None

Town: Amenia

Estimated Taxes: \$4,349

County: Dutchess

Property Type: Land

Water: None

Zoning: Single Residence



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