



*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](http://www.davies-davies.com)



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Listing courtesy of: Gabler Realty, LLC

**MLS# - 202411318 - Price: \$113,900**

L35 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:** 10.88

**School District:** Northeast CSD

**Sewer:** None

**Town:** Amenia

**Estimated Taxes:** \$1,712

**County:** Dutchess

**Property Type:** Land

**Water:** Other, None



**Daniel Davies**  
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