



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

## **MLS# - 202411635 - Price: \$64,900**

L34.110 Us Route 9 , Schroon Lake, NY

**Description:** 2 Approved BUILDING LOTS!!! Lot #s: 136.3-2-34.110 is .73 acre with 140ft of Schroon River water frontage & 136.3-2-34.120 is .48 acre. Access property through easement on Route 9 or access through Alder Meadow Road. (Unable to drive with car on easement in winter as driveway isn't plowed). In the Winter, direct access to Schroon Lake North Hudson snowmobile Trails at Mt. Severance. Snowmobile to Ticonderoga, North Hudson, and South Warren County Trails. In the Summer, kayak or tube down Schroon River to the lake or just relax on your waterfront property enjoying the peaceful sounds of the river. Approved building lots see documents for APA approval info and maps



**Acres:** 1.21

**School District:** Schroon Lake

**Water:** None

**Zoning:** Single Residence

**Town:** Schroon

**Estimated Taxes:** \$392

**Sewer:** None

**Property Type:** Land

**Lake/River:** Schroon River

**County:** Essex



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