



*Your Lake George Real Estate Experts!*

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## **MLS# - 202411822 - Price: \$725,000**

1372 Burrell Road, St Johnsville, NY

**Description:** 2 homes/17.5 acres/ barn/pond/paddock. Embrace rural tranquility min. from a major hwy in this one of a kind log home. Crafted with old-world precision, it's a versatile haven. Currently Lodge Solange, is a B&B. perfect place to relax on the massive front & rear covered porches, 2 intimate dormer patios. lodge has hosted events/weddings/retreats/business meetings/ long term rental & workshops. keep as investment property or keep for yourself/perfect 4/multi generational living/ homesteading/hunting ldg/your escape 2 peace & quiet. The adjacent owners residence ensures privacy. close to urban amenities & nearby attractions. The area known 4 gem mining, horseback riding/skiing/hiking/hunting everything outside! short trip 2 Saratoga & Cooperstown. The ultimate in Peaceful surrounding



**Acres:** 17.5

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Other

**County:** Montgomery

**Zoning:** None

**Above Ground Square Feet:** 2832

**School District:** Oppenheim-Ephratah-St. Johnsv

**Sewer:** Septic Tank

**Basement:** Exterior Entry, Full, Heated, Interior Entry, Walk-Out Access

**Cooling:** Wall Unit(s), Other

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Cathedral Ceiling(s), Ceramic Tile Bath

**Town:** St Johnsville

**Estimated Taxes:** \$6,610

**Heat:** Baseboard, Propane Tank Leased, Wood Stove

**Exterior:** Log, Wood Siding

**Parking Spaces:** 8



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