



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

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**MLS# - 202411907 - Price: \$129,000**

L13.100 Lake Road, Crown Point, NY

**Description:** 6.3 acres on Lake Champlain! Currently has an RV on the property that the seller is willing to sell. Great location for a family camping/RV compound to enjoy fishing Lake Champlain, which is ranked number 5 of best bass fishing lakes by Bassmaster Magazine. Lake Champlain is home to the oldest known fossil reef in the world (450-480 million years old!), and some think that there may still be a dinosaur in the lake. Champ is a mysterious creature, similar to the Loch Ness Monster, that many have claimed to see while navigating the lake. Catching one of the 90 species of fish, hunting for Champ. or just exploring the 120 miles of the lake and 71 islands are all great things to do from this parcel. Just 2 miles from the bridge to Vermont and many other area amenities.



**Acres:** 6.3

**School District:** Crown Point

**Water:** None

**Town:** Crown Point

**Estimated Taxes:** \$2,221

**Sewer:** None

**Property Type:** Land

**Lake/River:** Lake Champlain

**County:** Essex



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