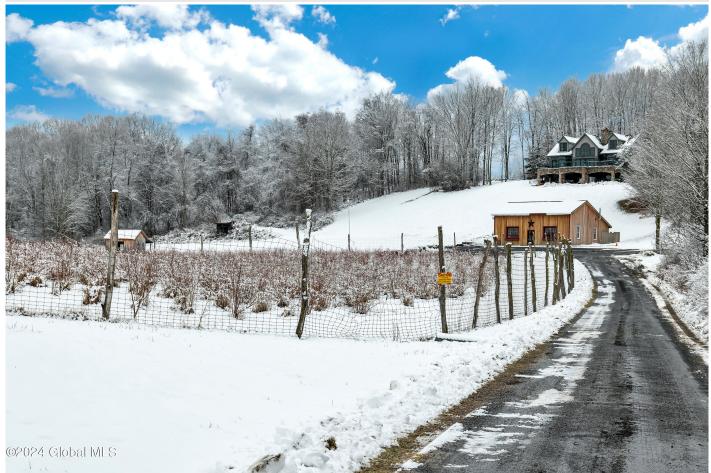


**Davies Davies & Associates** 

P.O. Box 201, Cleverdale, NY 12820 P: (518) 656-9068 F: (518) 656-9087 www.davies-davies.com



Listing courtesy of: Oxford Property Group USA

## MLS# - 202412010 - Price: \$1,999,999

2478 Galway Road, Galway, NY

**Description:** Once just a dream, sketched out on a piece of paper, became reality in 1999 with the construction of the 4,000+ sq ft custom home that overlooks 30 acres with Blueberry fields, 2 stocked ponds & views of the Green Mountains. Let your imagination run wild with all the possibilities of this mixed use property. There are 4 other structures on the property. 1st- A 30x30 structure with big sliding barn door, open room with bar, bathroom & equipped with commercial kitchen. The 2nd building is a small shed in the front of the Blueberry field. The 3rd-The Stargazer. A 240+/- person pole barn 5,300sq ft, with open room, 3 bathrooms, large bar & kitchen. The 4th building is known as The Happy Shack, a one room cabin in the woods with woodstove. Blueberry season yields roughly 55k in 23 days.

Acres: 30.01	Below Ground Square Feet: 1000	Town: Galway
Property Type: Residential	Bedrooms: 3	Bathrooms: 4 Full
School District: Galway	Estimated Taxes: \$10,065	Water: Drilled Well
Sewer: Septic Tank	Heat: Baseboard, Hot Water, Oil, Propane, Radiant, Radiant Floor	Garage: 4
Property Style: Custom, Farm	<b>Basement:</b> Finished, Full, Heated, Walk-Out Access	Exterior: Vinyl Siding
Exterior Features: Garden, Lighting, Dock	County: Saratoga	Cooling: None
Parking Spaces: 20	Interior Features: High Speed Internet, Paddle Fan, Walk-In Closet(s), Built-in Features,	

Cathedral Ceiling(s), Ceramic Tile

Bath

**Daniel Davies** NYS Licensed Real Estate Broker GRI, ABR, RSPS,SRS,C2EX (518) 656-9068 dan@daviesrealty.net

















