



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Keller Williams Capital Dist

## **MLS# - 202412557 - Price: \$749,900**

1749 County Highway 107 , Amsterdam, NY

**Description:** Opportunity Awaits! Motivated seller. Priced more than \$100k under recent appraisal value. Have instant equity. Just 6 min to Sacandaga Lake in BP Schools. Wonderfully updated 5 BR farmhouse offers a 2 BR, 1 BA space w/ flex. for lg in-law apt or Air BnB potential. Idyllic doesn't begin to describe this remarkable retreat on over 97 ac w/ heated salt-water pool, hot tub, stocked pond, expansive lawn for games, trails, barns & outbuildings for toys & vehicles. Charm & original details in house w/ kitch that boasts huge island & state-of-the-art app. Primary suite, guest suite + 3 more BR's, fam rm, din rm (w/ custom table made from trees on prop) offer plenty of space for entertaining. Prop consists of 2 deeded parcels - vac land w/ frontage on Rt 30 offering potential for comm.



**Acres:** 97.4

**Bedrooms:** 5

**Estimated Taxes:** \$10,276

**Heat:** Baseboard, Fireplace Insert,  
Hot Water, Oil, Pellet Stove

**Basement:** Full, Interior Entry

**County:** Fulton

**Interior Features:** High Speed  
Internet, Walk-In Closet(s), Other,  
Eat-in Kitchen, Kitchen Island

**Town:** Perth

**Bathrooms:** 3 Full

**Water:** Drilled Well

**Garage:** 3

**Exterior:** Brick, Vinyl Siding

**Cooling:** None

**Property Type:** Residential

**School District:** Broadalbin-Perth

**Sewer:** Septic Tank

**Property Style:** Farmhouse

**Exterior Features:** Barn, Drive-  
Paved, Lighting

**Parking Spaces:** 13



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