



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202414267 - Price: \$855,000

869 High Street, Athol, NY

Description: Your own Adirondack ranch? What an incredible opportunity to own 35 gorgeous acres conveniently located near Warrensburg & Lake George all equipped with a spacious open-concept home, stunningly restored post-and-beam barns, sheds, man-made ponds, fenced riding arena & cleared pastures. The cedar-sided home boasts double-height ceilings & beams for an airy vibe. There's a 1st-fl primary suite w/ walk-in shower plus radiant heat floors, laundry, central vacuum. Two beds & office up. Location, views, variety of outbuildings & the home's style all add up to make this a rare offering in the booming ADK region. Hard to resist! See attached docs for additional features. Virtual tour is available upon request.

Acres: 35

Bedrooms: 3

Estimated Taxes: \$3,620

Heat: Forced Air, Propane,
Radiant, Zoned

Exterior: Cedar

Cooling: Window Unit(s)

Interior Features: High Speed
Internet, Vaulted Ceiling(s), Walk-
In Closet(s), Cathedral Ceiling(s),
Ceramic Tile Bath, Crown Molding

Town: Thurman

Bathrooms: 2 Full

Water: Drilled Well, Dug Well

Property Style: Farmhouse

Exterior Features: Barn

Parking Spaces: 3

Property Type: Residential

School District: Warrensburg

Sewer: Septic Tank

Basement: Interior Entry,
Unfinished

County: Warren

Zoning: Farm



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