



*Your Lake George Real Estate Experts!*

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Listing courtesy of: INMO Realty Company, LLC

**MLS# - 202414343 - Price: \$779,950**

326 Canaday Hill Road, Berne, NY

**Description:** Don't miss this incredibly affordable equine farm ownership opportunity! Own 25 acres nestled deep into the Helderberg Mountains, yet just a hop skip and a jump to renowned showing facilities in Saratoga Springs and Saugerties. Walk into a seasoned, turnkey, 20 year boarding and riding business featuring 35 stalls, feeding & tack rooms, a beautiful indoor & outdoor arena with viewing stations, lush pastures, and direct access to 500 acres of riding trails. Your private homestead is a delight featuring almost 3,000 sq. ft. of living space with an en-suite in-law home or living quarters for your barn manager and staff. You will enjoy all the benefits of owning a contractor's home featuring custom granite kitchens, ceramic tile baths, and maple hardwood floors throughout.



**Acres:** 24.9

**Bedrooms:** 4

**Estimated Taxes:** \$6,025

**Heat:** Baseboard, Oil, Pellet Stove, Zoned

**Basement:** Full, Slab, Sump Pump, Unfinished

**County:** Albany

**Zoning:** Single Residence

**Town:** Berne

**Bathrooms:** 3 Full

**Water:** Drilled Well

**Garage:** 5

**Exterior:** Vinyl Siding

**Cooling:** Window Unit(s)

**Interior Features:** Jet Tub, Paddle Fan, Other, Built-in Features, Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Property Type:** Residential

**School District:** Berne Knox

**Sewer:** Septic Tank

**Property Style:** Farm, Farmhouse, Ranch

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

**Parking Spaces:** 11



**Daniel Davies**  
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