



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



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Listing courtesy of: eXp Realty, LLC

MLS# - 202414366 - Price: \$3,499,999

3175 County Highway 31 , Cherry Valley, NY

Description: Welcome to an immaculate Gentlemen's Farm, meticulously maintained on 125 acres of pristine land. This stunning property features a spacious 3-bedroom, 2-bathroom home, accompanied by a detached 3-bay garage fully insulated and heated, boasting an additional cold storage addition with a stone floor. Enjoy the luxury of a 5,000-gallon spring-fed water system, complemented by three drilled wells for ample water supply. A majestic barn steals the spotlight, offering a drive-in hay mow, workshop, generator hookup, and storage space for heavy equipment. Nestled away in the tranquil mountains, the breathtaking views and serene surroundings must be experienced firsthand to be believed.

Acres: 125

Bedrooms: 3

Estimated Taxes: \$3,664

Heat: Forced Air, Oil

Basement: Full, Walk-Out Access

County: Otsego

Interior Features: Built-in
Features, Eat-in Kitchen

Town: Springfield

Bathrooms: 2 Full

Water: Spring

Garage: 10

Exterior: Vinyl Siding

Cooling: Wall Unit(s)

Property Type: Residential

School District: Cherry Valley-
Springfield

Sewer: Septic Tank

Property Style: Colonial, Farm,
Farmhouse, Old Style

Exterior Features: Barn, Garden,
Lighting

Parking Spaces: 20



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

