



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

## **MLS# - 202414794 - Price: \$340,000**

165 School Street, Fort Plain, NY

**Description:** Calling all outdoor Enthusiasts, Homesteader(s), Equestrians & Hunters alike! Here is your chance to Embrace 40 Acres of rural living! Farmhouse built in 1925 offers 3 BDRMS, 2 BATH w/ a Modern eat-in kitchen, formal Dining room, living room, Family room & 1st Floor laundry. The Spacious House is ideal for Family living while providing ample space for gatherings & relaxation. Keep heating costs low w/ outdoor wood boiler furnace & Oil furnace w/ added option of Pellet Stove. Enjoy the convenience of a 2-car Garage along w/ outbuildings perfectly suited for livestock and beloved animals. Whether you dream of tending to your own farm, exploring the great outdoors, or simply enjoying the tranquility of country living, this Upstate NY Farmhouse gives you endless possibilities!



**Acres:** 40

**Property Type:** Residential

**School District:** Johnstown

**Sewer:** Septic Tank

**Property Style:** Farmhouse

**Exterior Features:** Barn, Garden, Lighting

**Parking Spaces:** 6

**Below Ground Square Feet:** 1215

**Bedrooms:** 3

**Estimated Taxes:** \$3,763

**Heat:** Oil, Pellet Stove, Wood

**Basement:** Partial, Sump Pump, Walk-Out Access

**County:** Fulton

**Interior Features:** Paddle Fan, Built-in Features, Eat-in Kitchen, Kitchen Island

**Town:** Ephratah

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** None



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