



*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](http://www.davies-davies.com)



Listing courtesy of: Keller Williams Capital Dist

**MLS# - 202415111 - Price: \$999,999**

229a County Rte 76 , Stillwater, NY

**Description:** Once in a lifetime opportunity to own a stunning estate, fully functioning dog boarding & daycare facility! Inside the home you'll find an impressive chef's kitchen, 1st floor primary suite, formal dining, bonus room. Entering the basement transports you to your dream business including a separate entrance to the dog boarding area complete w/ 6 boarding suites. Out back you'll find a brand new building perfect for doggy daycare fully equipped w/ rubber floor, climate control, & an enclosed outdoor area w/ artificial turf & drainage. As if that wasn't enough, this spectacular property includes a horse paddock w/ 2 attached stalls & tack room! Currently the location for Waggs-And-Woofs (a Best of Saratoga 2023 recipient) daycare is currently at full capacity & boarding is booking into 2024!



**Acres:** 5.52

**Property Type:** Commercial

**Water:** Drilled Well

**Property Style:** Other

**County:** Saratoga

**Zoning:** None

**Above Ground Square Feet:** 2736

**School District:** Stillwater

**Sewer:** Septic Tank

**Basement:** Finished, Walk-Out Access, Other

**Cooling:** Central Air

**Interior Features:** Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Other

**Town:** Stillwater

**Estimated Taxes:** \$10,695

**Heat:** Forced Air, Propane Tank Owned

**Exterior:** Vinyl Siding

**Parking Spaces:** 20



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

