



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



Listing courtesy of: Keller Williams Capital Dist

MLS# - 202415528 - Price: \$1,250,000

2524 State Highway 67 , West Charlton, NY

Description: Your Saratoga country compound awaits! Set on 50 rolling acres, this custom property boasts a 3,447 sqft home, an enormous barn for boat & vehicle storage, a separate garage, & other outbuildings all set back for maximum privacy & will suit any farming or equine facility. The 3-bedroom home includes a 1st-floor primary suite, laundry room, chef's kitchen, formal dining room, & den. Hardwoods, central vacuum, central air. New automatic awnings on the entire back porch. Sprawling, loaded & comfortable. The barn has a separate 2 bedroom/1 bath apartment (1400sqft) that current sellers collect for \$2150/month. Professionally landscaped w/ putting greens & two waterfalls that make this a park-like oasis in a prime location between Saratoga & Amsterdam & the beautiful Adirondacks. Have it all!

Acres: 92.03

Bedrooms: 3

Estimated Taxes: \$6,171

Heat: Forced Air, Propane, Wood

Basement: Full

County: Saratoga

Zoning: Mixed

Town: Charlton

Bathrooms: 3 Full

Water: Drilled Well

Garage: 2

Exterior: Vinyl Siding

Cooling: Central Air

Interior Features: High Speed Internet, Jet Tub, Paddle Fan, Walk-In Closet(s), Built-in Features, Central Vacuum, Ceramic Tile Bath, Eat-in Kitchen

Property Type: Residential

School District: Galway

Sewer: Septic Tank

Property Style: Other

Exterior Features: Barn, Drive-Paved, Garden, Lighting

Parking Spaces: 10



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

