



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



Global MLS

Listing courtesy of: Krutz Properties LLC

MLS# - 202614866 - Price: \$1,399,999

242 Macphail Road, Canajoharie, NY

Description: Picturesque 141-acre farm set back from a quiet road, featuring 96 tillable acres and 43 wooded acres. Spacious 3-story home with 4 bedrooms, kitchens on both 1st and 2nd floors, large office, sunroom, library/lounge, and a large lower-level event room with extra storage rooms for hunting, canning, pantry and utilities. Home is powered by solar with a wood furnace for heat; electricity is available at the road (not currently connected). Outdoor features include a 2nd-story Trex front porch, rear Trex deck, established gardens with asparagus, raspberries, strawberries & large flower and vegetable beds. The 20x22 pavilion with concrete pickleball court adds a wonderful spot for picnics and gatherings. Excellent agricultural setup with a 2-story horse barn (11 stalls, large upper workshop), sheep barn, multiple run-in sheds, and fenced pastures currently used for horses, sheep and beef cows. Also includes a 4-car garage. A versatile property offering farming, recreation, or country living with scenic views throughout. No showings on Sundays.

Property Features

Acres: 141.4

Town: Canajoharie

Bedrooms: 4

School District: Canajoharie

Water: Spring

Heat: Propane Tank Owned, Solar, Wood Stove

Property Style: Custom

Exterior: Vinyl Siding

County: Montgomery

Parking Spaces: 12

Above Ground Square Feet: 2812

Property Type: Residential

Bathrooms: 2 Full

Estimated Taxes: \$6,196

Sewer: Septic Tank

Garage: 4

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Slab, Wood Stove

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

Cooling: None

Interior Features: Paddle Fan



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS,SRS,C2EX
(518) 656-9068
[Email Agent](#)

