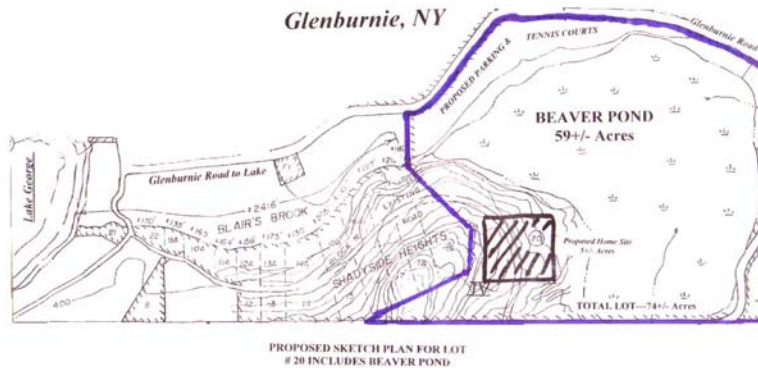


Beaver Pond

74+/- acres Beaver Pond

\$1,995,000.00



Glenburnie at Lake George Adirondack Mountains

Putnam Station, New York 12861

Includes Deeded dock spot nearby property on lake on Lake George!

Includes Deeded Beach Rights to Lake George!

This is waterfront property as it borders and includes the entire Beaver Pond.

There is a home site lot of 5+/- acres included in property in addition to Beaver Pond and surrounding acreage.

74+/- ACRES of extremely desirable and special property, especially to a nature lover!

Beautifully surrounded by trees and vegetation! Exciting Bird Sanctuary!

Certified Survey is in process. Largest track of land in Glenburnie!

The buyer will be able to build a dock there and use a rowboat, no gas, maybe electric, to fish, etc.

Glenburnie is one of the most desirable communities on Lake George and is located between the Historical towns of Ticonderoga and Whitehall New York. Most lots overlook the Brook which flows into Lake George and overlooks a Beaver Pond. Lake George is a nature lover's dream come true, with gorgeous brook views, privacy, considered a bird watcher's paradise. While row boating on Beaver Pond, you will feel as though you are right in the middle of the Adirondack wilderness. The Town of Putnam is situated directly between the very historical towns of Ticonderoga with its famous Fort

and ferry to Vermont and Whitehall, the birthplace of the United States Navy. The Town of Putnam is graced by the pristine Lake George on one side and the grand Lake Champlain on the other side. The town of Putnam offers its residents the right to use its beautiful sandy beaches with seasonal life guards, small boardwalk, boat launch dock in nearby Gull Bay in addition to the Town ball field, tennis courts, as well as a great school system There is easy access to many ski resorts such as Gore Mountain, Pico, and Killington, Vermont in addition to the great outlet shopping of Lake George Village, Lake Placid, and Rutland, Vermont, and is close to the prestigious Middlebury College.

TERMS AVAILABLE! DEVELOPERS & BROKERS WELCOME!

Prices and offers may change without notice at the Owner's discretion.

Click here to view a preliminary environmental report on the area.

Please be aware that "Beaver Pond" is often referred to as "Sucker Brook".



This property is a nature lover's paradise local wildlife includes; beavers, Peregrine Falcons and the Blue Heron.



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