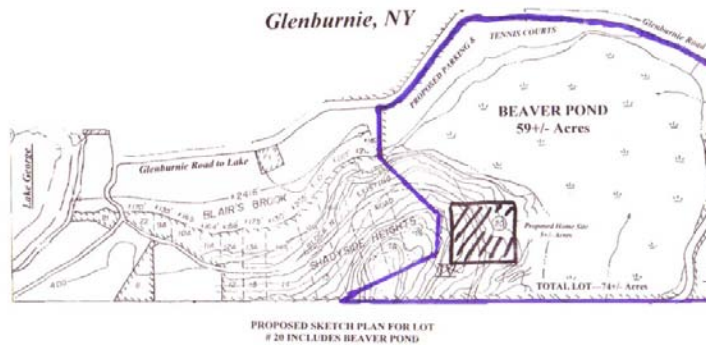


Beaver Pond

74+/- acres Beaver Pond & Building Lot **Price Temporarily Reduced \$2,199,000.00**



Glenburnie at Lake George Adirondack Mountains
Putnam Station, New York 12861

This extremely desirable and picturesque property is a nature lover's dream come true, with gorgeous brook views, privacy, forests of green trees and vegetation, and is considered a bird watcher's paradise with designated Bird Sanctuary on the property! While row boating on Beaver Pond, you will feel as though you are right in the middle of the Adirondack wilderness! This waterfront site on Beaver Pond has gorgeous views of Lake George with deeded boat docking and beach rights on Lake George. There is a home site lot of 5+/- acres included on property in addition to Beaver Pond and 10+/- of surrounding acreage. Certified Survey is in process. Most lots overlook the Laurel Brook which flows into Lake George and the Beaver Pond. The community of Glenburnie is well-known for its rich historical past and magnificent scenic views of Lake George with the town of Putnam situated directly between the towns of Ticonderoga and Whitehall, NY. Putnam is graced by the pristine Lake George to the west and the grand Lake Champlain to the east. Residents enjoy rights to beautiful sandy beaches with seasonal life guards, small boardwalk, boat launch docks, in nearby Gull Bay. In addition, the town of Putnam has a ball field, tennis courts, and a great school system. Residents can take advantage of the nearby ski resorts such as Gore Mountain, Pico, and Killington, Vermont. The town of Putnam and its surrounding communities are favored for easy access to great outlet shopping of Lake George Village, Lake Placid, and Rutland, Vermont and close proximity to the prestigious Middlebury College. As the largest track of land available in Glenburnie, this property is a nature lover's paradise with local wildlife such as beavers, Peregrine Falcons and the Blue Heron.



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