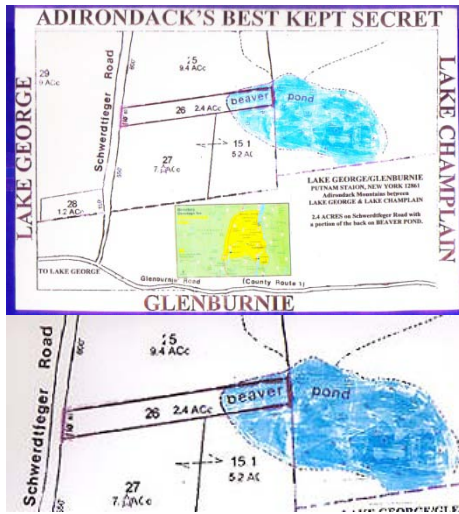


**Best Kept Secret**  
**2.4 Acres Schwerdtfeger Road**

**Price Temporarily Reduced \$169,000.00**



Glenburnie at Lake George in the Adirondack Mountains  
Putnam Station, NY 12861

This beautiful Lake George Lot on 2.4 acres with deeded boat docking and beach rights on Lake George is located on Schwerdtfeger Road in Glenburnie, Putnam Station, in Washington County, New York. The property is just a few short walking minutes from the waters of Lake George. The Town also offers its residents a sandy beach in the next bay which includes a small boardwalk, boat launch docks, ball field, tennis courts, etc. as well as a great school system. A small portion of a pond is at the back part of the lot which may be used for some enjoyable fishing or sunbathing! The Town of Putnam is situated directly between the very historical towns of Ticonderoga and Whitehall. This location is graced by the pristine Lake George to the west and the grand Lake Champlain to the east. You can also take advantage of many ski resorts in Vermont such as Gore Mountain, Pico, and Killington. Great outlet shopping is located nearby at Lake George Village, Lake Placid, and Rutland, Vermont. This acreage is close to the prestigious Middlebury College.

**TERMS AVAILABLE! DEVELOPERS & BROKERS WELCOME!**

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

Glenburnie is one of the most desirable communities on Lake George and is located between the Historical towns of Ticonderoga and Whitehall, New York. This property is available as a Grandfathered lot with deeded boat docking and beach rights on Lake George. 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. The Town of Putnam is graced by the pristine Lake George on the west and the grand Lake Champlain on the east. You can also take advantage of many ski resorts in Vermont such as Gore Mountain, Pico, and Killington. Great outlet shopping is located nearby at Lake George Village, Lake Placid, and Rutland, Vermont. This acreage is close to the prestigious Middlebury College.

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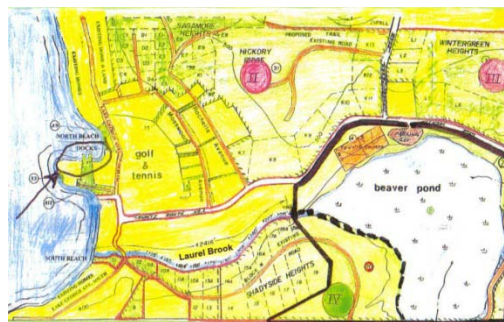
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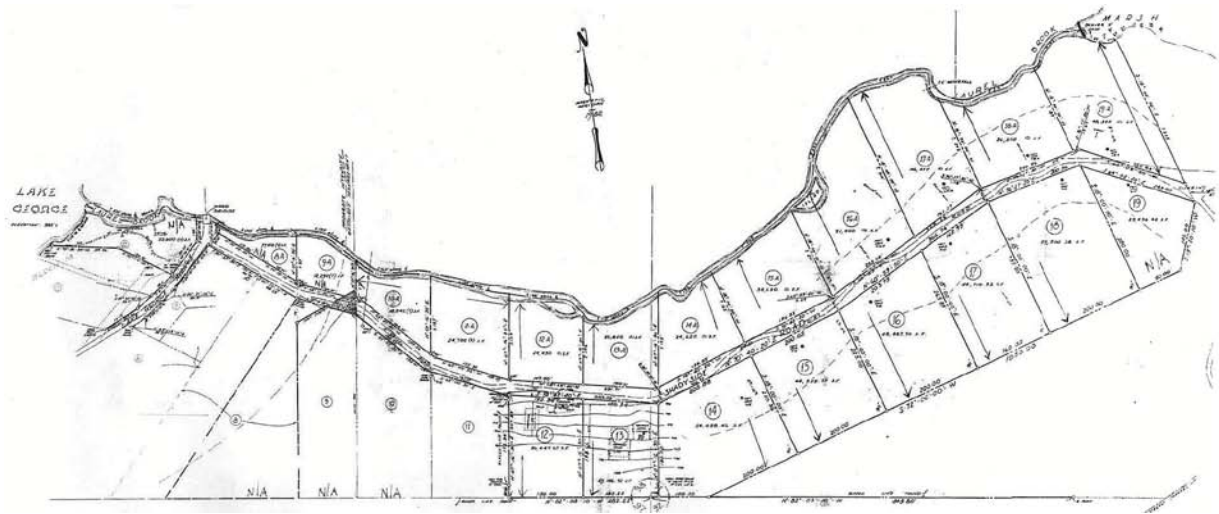
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**Shadyside Heights**  
**1 to 2+ acre (double lots) Shady Heights**

**Prices Temporarily Reduced**  
**Priced from \$298,000.00 to \$448,000.00**





<u>Lot number</u>	<u>Size of Property</u>	<u>Price</u>
		Prices Temporarily Reduced
10A	1.04 acre	\$198,000
12+12A	1.26 acres	\$348,000
13+13A	1.19 acres	\$348,000
14+14A	1.81 acres	\$398,000
15+15A	1.84 acres	\$398,000
16+16A	2.30 acres	\$448,000
17+17A	2.10 acres	\$448,000
18+18A	2.16 acres	\$448,000
19A	1.11 acres	\$379,000

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

Glenburnie is one of the most sought-after communities on Lake George and is located between the historical towns of Ticonderoga and Whitehall, New York. Offering deeded boat docking and beach rights on Lake George, these lots are being sold individually for the first time exclusively from the grantor. They are being offered with a deeded boat docking on Lake George. This docking offer is on a first to buy first to get basis. All lots border Laurel Brook, which flows into Lake George. Some of these properties also offer a view of Beaver Pond. Lake George is a nature lover's dream come true, considered a bird watcher's paradise. Located between towns of Ticonderoga and Whitehall, the town of Putnam is graced by the pristine Lake George to the west and the grand Lake Champlain to the east. The Town also offers its residents a sandy beach in the next bay which includes a small boardwalk, boat launch docks, etc., as well as the town ball field, tennis courts along with a great school system. Many ski resorts are easily accessible, such as Gore Mountain, Pico, and Killington in Vermont. You can take advantage of great outlet shopping in Lake George Village, Lake Placid, and Rutland, Vermont. This site is also close to the prestigious Middlebury College.

**TERMS AVAILABLE! DEVELOPERS & BROKERS WELCOME!**

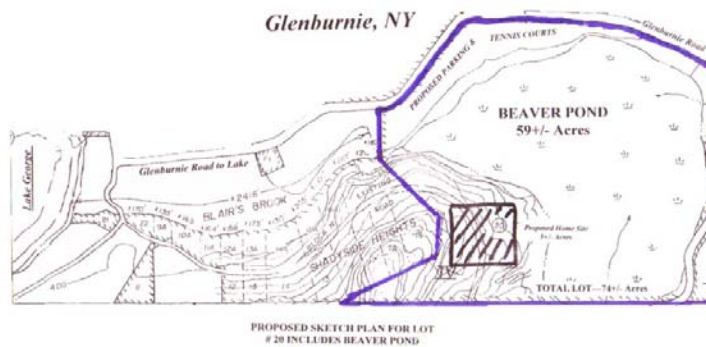
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## Beaver Pond

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.

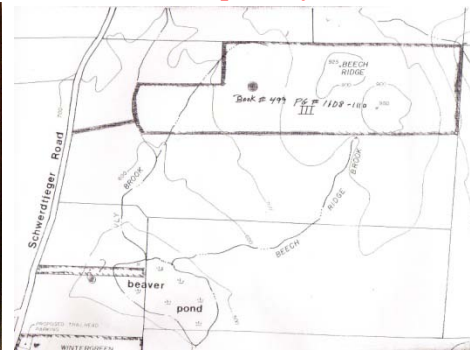
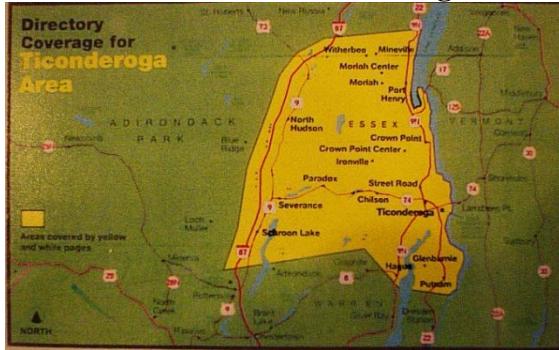


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## Schwerdtfeger Road 48.8 Acres available Schwerdtfeger Road

**Price Temporarily Reduced \$279,000.00**



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

This private and quiet location is situated between the very historical towns of Ticonderoga with its famous Fort Ticonderoga and ferry to Vermont, and the town of Whitehall, birthplace of the United States Navy. Residents have deeded boat docking and beach rights on Lake George with spectacular views of gorgeous Lake George on one side and the grand Lake Champlain on the other. The Town also offers its residents a sandy beach in the next bay which includes a small boardwalk, boat launch docks, ball field, tennis courts, etc. as well as a great school system. Residents have easy access to many ski resorts such as Gore Mountain, Pico, Killington, Vermont, and can take advantage of the extensive outlet shopping at Lake George Village, Lake Placid, and Rutland, Vermont, home of the prestigious Middlebury College. This property is classified in Resource Management land use. Will make a sensational family compound!

**TERMS AVAILABLE! DEVELOPERS & BROKERS WELCOME!**

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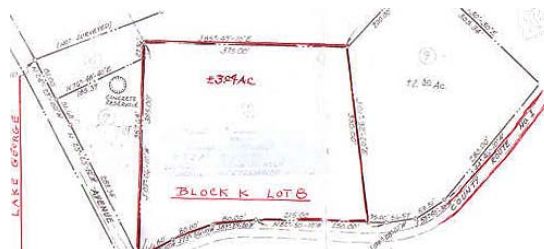
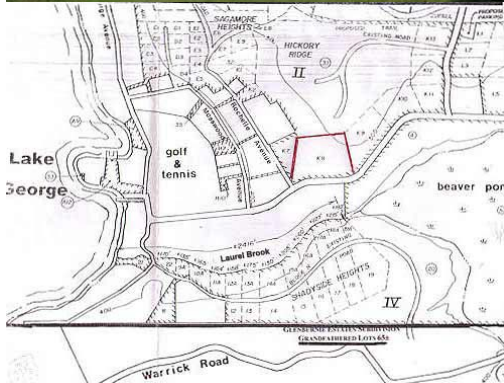
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## Breathtaking View

3.04 +/- Acres available Grandfathered Lot

Price Temporarily Reduced \$379,000.00



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

Glenburnie, in Putnam Station, NY is one of the most desirable communities on Lake George with magnificent views of Lake George and nearby Glenburnie Golf Course. Residents have deeded boat docking and beach rights on Lake George. The town of Putnam is situated between the historical towns of Ticonderoga with its famous Fort and ferry to Vermont, and Whitehall, NY, the birthplace of the United States Navy. Putnam is graced by the pristine Lake George to the west and the grand Lake Champlain to the east and offers a great school system. There is easy access to many excellent ski resorts such as Gore Mountain, Pico, and Killington, Vermont. Residents can take advantage of the great outlet shopping of Lake George Village, Lake Placid, and Rutland, Vermont, and is located close to the prestigious Middlebury College.

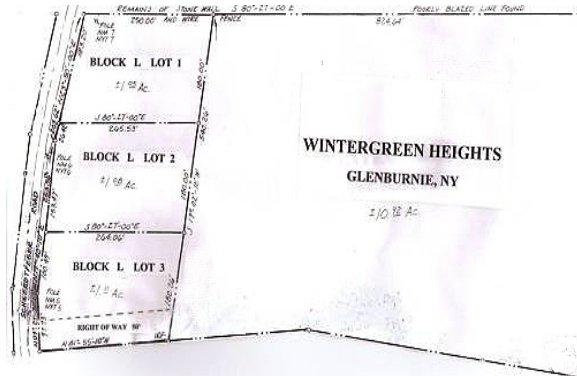
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**Wintergreen Heights  
14.6 Acres Wintergreen Heights (Phase III)**

**Price Temporarily Reduced \$999,000.00**



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

These 4 rare pre-existing Grandfathered lots adjoining state land with boat docking located within the Glenburnie Estates subdivision known as Wintergreen Heights (Phase III) and are now being offered for sale. Located within the highly desirable community of Glenburnie at Lake George in the Adirondack Mountains, these prime property lots are one of Lake George's best kept secrets. Recreation rights in the Glenburnie Park includes water rights access to Lake George, deeded boat docking and beach rights on Lake George. The Town also offers its residents a sandy beach in the next bay which includes a small boardwalk, boat launch docks, ball field, tennis courts, etc. as well as a great school system. This property is close to many ski resort areas including Killington, Pico, Gore, and Lake Placid. Enjoy many seasonal sports such as snow skiing, snowmobiling, cross-country skiing, ice fishing, boating, water skiing, biking, etc. Nearby outlet shopping and extensive entertainment venues are offered in the Lake George Village area as well as nearby Vermont.

Willing to sell the 3 smaller lots separately and additional adjoining Grandfathered lots are also available for sale.

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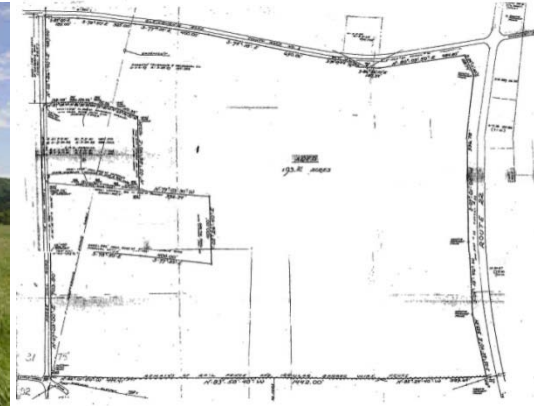
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**Putnam Station**  
**93+ Acres Putnam Station**

**Price Temporarily Reduced \$1,450,000.00**



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

The 93+ acres is in an APA Zone Rural land Use which is 8.5 acres per lot. As such, it may be subdivided into approximately 10+/- lots. The price of the property will increase significantly when the subdivision is completed. Some of the requirements for the subdivision that have been completed to date are: certified survey for entire property, perk tests, soil analysis, wetlands survey by APA has been prepared. 3 sides of property are bordered by town/county roads which are meticulously maintained year round. The town ball field, tennis courts and town beaches are very close by and include deeded boat docking and beach rights on Lake George. The firehouse is approximately 1+ mile away.

**TERMS AVAILABLE! DEVELOPERS & BROKERS WELCOME!**

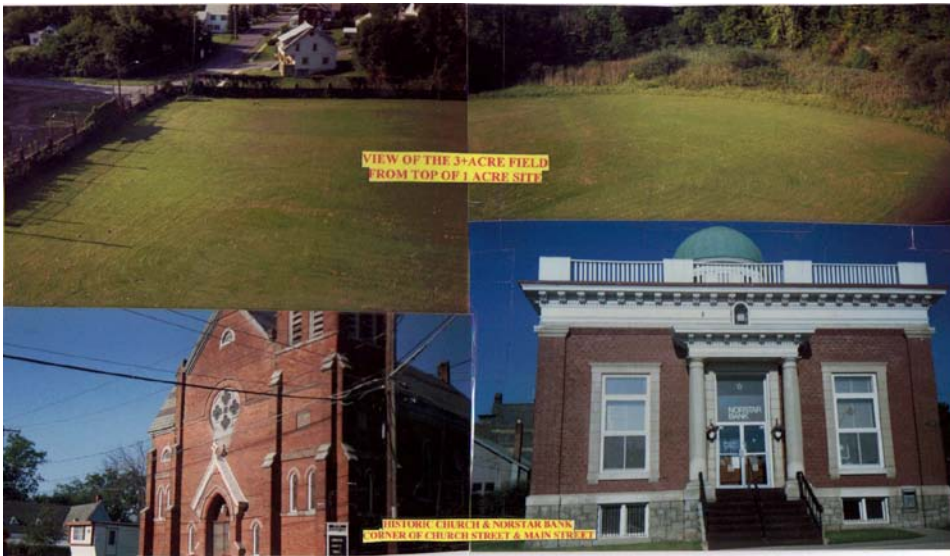
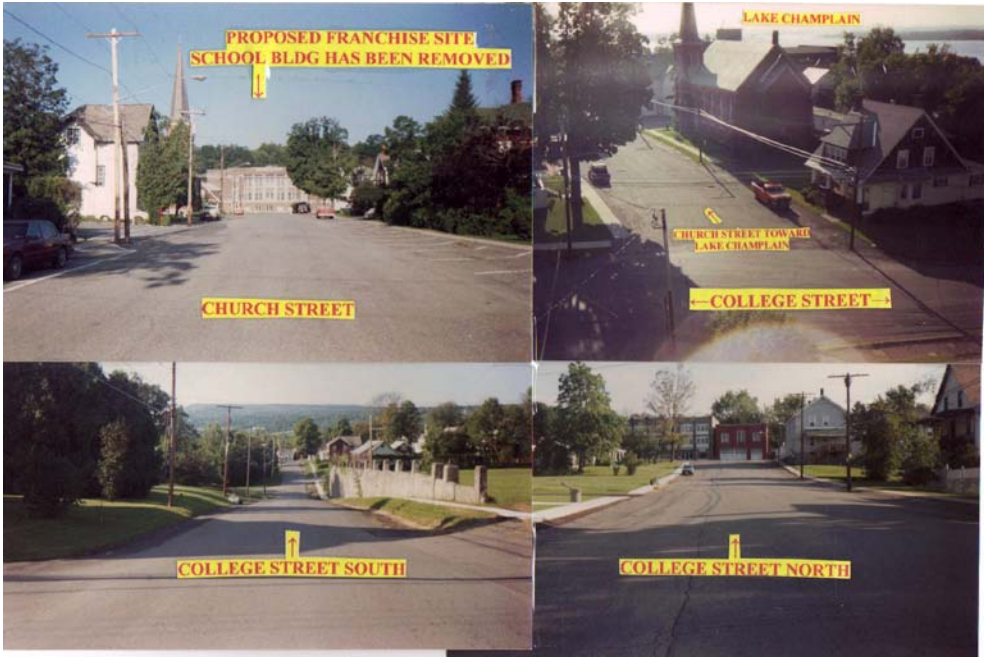
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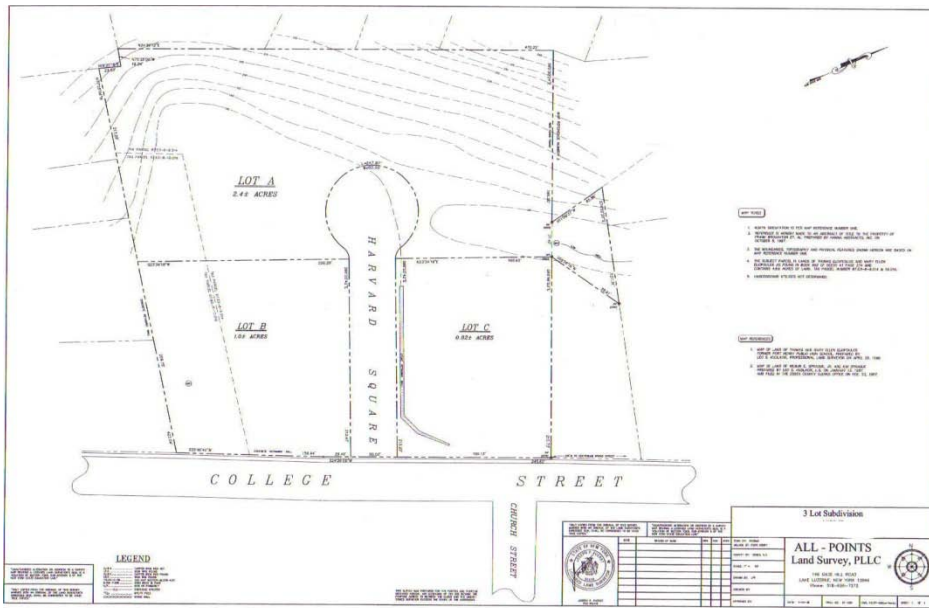
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# Lake Champlain

3 lot 4.1 acre Lake Champlain All 3 lots- \$649,000 **Price Temporarily Reduced**  
will sell lots individually





Lake Champlain Adirondack Mountains  
 Port Henry, New York 10974

This property is located in the center of town and has been recently subdivided into 3 approved lots and overlooks Lake Champlain with breathtaking views of the lake and Vermont. It is only about 3 short blocks from public beaches and public docks. This is the site of the former Port Henry High School which has been demolished and removed. This acreage is strategically located in HAMLET ZONING and THE EMPIRE ECONOMICAL DEVELOPMENT ZONE which offers a tremendous amount of tax breaks, low interest loans, and incentives to new business. Perfect location for hotel, restaurant, senior housing, residential or commercial franchise ventures. The vast property will accommodate parking as well. The property retains village water, sewage, and has electric accessibility. Survey is available upon request. Just a short walk to restaurants, shopping, beach, docks, and seasonal recreation such as snow skiing, snowmobiling, ice fishing, cross-country skiing, biking, boating, water skiing, etc., this acreage exemplifies the best of the best in the Lake Champlain area. Nearby historical towns are Westport, with the Westport Yacht Club, Crown Point with it's bridge to Vermont, and Ticonderoga, with it's famous Fort Ticonderoga, Golf Club, and ferry to Vermont, Lake George, Lake Placid, Plattsburgh, as well as many ski resorts, etc. Some of the lots can be sold separately.

**TERMS AVAILABLE! DEVELOPERS & BROKERS WELCOME!**

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