

Featured Property

5483 Bluff Head Rd. 100 Feet Lakefront and 8 Acre Building Lot FOR SALE

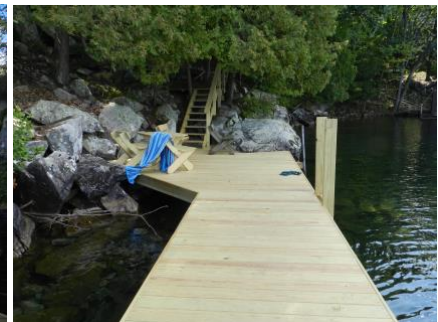
Property Type: [Adirondacks](#), [Clemons](#), [Hulets Landing](#), [Lake George](#)



LAKEFRONT LAND FOR SALE

The property includes a Lake Access Lot with 100 feet of Lakefront and a 7.5 acre Building Lot high above the Lake. The Lakefront is a picturesque ledge that affords access to the water level dock and to the sundeck above a future boathouse. The Lake Access lot has an LGPC approved single slip dock/boathouse permitted, with a single crib supported pier completed. The dock is reached via a short woods path from an existing parking area with a short stair down or up to a future sundeck. Water depth is 20 feet just off the dock. The view to the south from the dock is as good as it gets on Lake George. The proposed home site is 60 feet above the Lake and is near the precipice of a bluff so the view is open to the west and southwest. The proposed building site is level, and the adjacent area includes picturesque rock outcroppings and large trees. A partially completed driveway with deeded access winds about 200 feet up the hill and can be extended on relatively level ground about 200 feet back to the building site. Final plans are to be determined by the new owner, but locations suitable for the dwelling, well, septic, and parking have been established. The site affords direct breathtaking views to the west toward Tongue Mountain including Boomer Mt. and Deer's Leap, and the 12 miles to the mountains beyond Bolton Landing, and southwest to the Narrows, The Elephant, and Black Mountain. Spectacular sunsets are enhanced by the ever changing position of the sunset over the mountains to the west. The property is situated in the northern (Bluff Head) section of Hulets Landing, which has several of Hulets' finest homes, some dating to the late 1880, some new, and large lots. The property is 0.3 miles from the end of County Route 6B, minimizing road traffic. The road is well maintained and year round access even in deep winter is assured. APA permits and LG Park Commission approvals are in place. The 25,000 sf Lakefront and 7.5 acre building lot are APA approved (as non-jurisdictional). The LGPC permit waits the new owner's stormwater runoff details affording flexibility to build to suit. Forever Wild Lands extend four miles north from Bluff Head to the neighboring Gull Bay community.

Price is \$675,000. Some owner financing is possible.





Property Details

Listing Price: \$675,000

Address: 5483 Bluff Head Road

City: Huletts Landing

State: NY

Zip Code: 12841

MLS #:

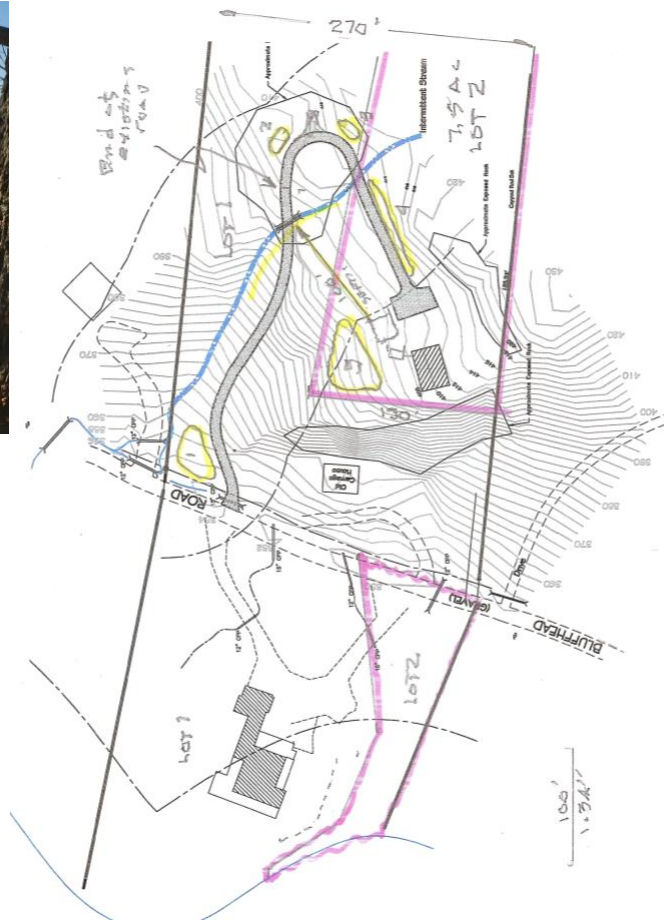
Square Feet: to be built

Bedrooms:

Bathrooms:

Basement:

Additional Features:



Contact: Jim Hudson 518-265-3212; 518-768-4676 or E-mail: hjudson@gmail.com