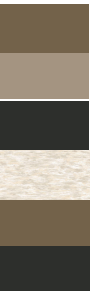


# *Sandy Shores and Majestic Mountain Views on Chazy Lake*



**\$375,000**

**Address:** 2577 Route 374  
**City/Town:** Ellenburg Depot  
**County:** Clinton County  
**Lot Info:** 150' of waterfront  
**Year Built:** 1977  
**Style:** Ranch  
**School District:** NAC  
**School Tax:** \$1,743.81  
**Land Tax:** \$1,350.70  
**Deed:** Book 20132 Page 59158  
**Water:** Well  
**Electric:** Public  
**Sewer:** Private Septic  
**Heat:** oil/hot water  
**Amp:** 200 Amp  
**Kitchen:** 32' x 12'  
**Living Room:** 21' x 12'  
**Master Bedroom:** 14' x 12'  
**Bedroom 2:** 11' x 11'  
**Bedroom 3:** 9' x 12'  
**Bathroom(s):** 2  
**Garage:** 2 car detached



## **2577 State Route 374**

This beautiful home offers an impressive 150 feet of lake frontage, providing you with direct access to the crystal-clear waters of Chazy Lake. Nestled on the north shores of the lake it gives a view of both Lyon Mountain and Whiteface in the distance, this property offers breathtaking views that are perfect for relaxation and outdoor activities. The house is versatile, suitable for use as a cozy camp to escape the everyday grind, or a year-round residence. Embrace the charm of lakefront living and wake up to stunning sunrises over the water, enjoying the serenity and beauty that nature offers. One of the main attractions of this property is the sandy beach, a true gem for those who love to bask in the sun, swim, or build sandcastles with the family. The beach offers a perfect spot for leisure and memorable moments by the water.



**LAPOINT REALTY, INC.**

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