



MLS#: **S1500888** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**129-130 County Route 9A** List Price: **\$1,575,000**  
 County: **Washington** Zip: **12887** LP/SF: **\$432.69**  
 Town/City: **Whitehall** Pstl City: **Whitehall** Acres: **195.00**  
 Area #: **Whitehall-535289** Cross St: **Route 4**  
 Subdivision: Lot Front: **2,000**  
 TxMap#: **535289-051-000-0001-034-100** Lot Depth: **3,200**  
 City Nghbrhd: Lot Shape: **Irregular**  
 School Dist: **Whitehall** Lot #:   
 High School: SqFt [PubRec]: **3,640** []  
 Middle School: AboveGrade Sq: []  
 Elem School: SqFt Source:   
 # Photo: **9**

**General Information**

Type: **Other - See Remarks, Recreation** Improvement:   
 Topography: **Level, Rolling** Buildings: **Other - See Remarks, Outbuilding**  
 Road Ft/Desc: **State, Town** Milk Mkt: **# Horse Stls: 0**  
 Zoning: **Commercial** Stories: **1.0** Rooms:   
 Land Feat: **Clear Lot, Other - See Remarks, Pond** Rooms: **100**  
 Addl Rooms: Baths: Footage: **100**  
 Bedrooms: On Wtrfrnt: **Yes/Pond** Name: **Other** Rip Rgts: **No**  
 GOM Rts Rsv: **No** Water Related Features: **Other - See Remarks**

Public Remarks: **Tranquil 18 hole Public country club and Golf course. This spacious turn-key offering sits in the foothills of the Adirondack Mountains and midway between Lake George and Rutland, VT. The fairways and greens are kept in manicured conditions. The seasonal clubhouse and banquet space ( currently 120-person seating capacity ) could easily convert to a year round operation providing a great year destination site for weddings, corporate events, and outings. If you are seeking a golf course with banquet opportunities, this peaceful site is a must-see. Continue the tradition that has been honed to a fine-tuned, profitable operation over multiple generations.**

Unbranded VT: [Click Here](#)  
 Aerial Drone Video: [Click Here](#)  
 Virtual Tour 3D:

Directions: **From Rt 87 in Queensbury to Rt 149 approx 12 miles to a left onto Route 4 as you cross over the river in Whitehall, go approx 3/4 miles to left onto Norton Road, Course on Right**

**Residence Information**

Style of Res: Garage:   
 Exterior Cnstr:   
 BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**  
 FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**  
 HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**  
 Kitchen:   
 Basement:   
 Floor: **Hardwood-Some** Roof Desc: **Metal**  
 Attic:   
 Addl Rooms:   
 Interior Feat:   
 Exterior Feat:   
 Appliances:   
 Accessibility:   
 Foundation:   
 Emerg Backup:   
 ENERGY STAR   
 Qualified®:   
 # Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**  
 # Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**  
 # Freestanding: **0** # Not to Code: **0**

**Utilities Information**

Utils on Site: **Electric, Other - See Remarks** Waste Disp: **Septic**  
 HVAC Type: **Other - See Remarks** Water Htr Fuel:   
 Utils Avail: **Electric, Other - See Remarks, Telephone** Well Location: **rmk**  
 Heating Fuel: **Electric, Gas, Other - See Remarks** Energy Eqpt: **Other**  
 Water Supply: **Well**  
 Type of Well: **Drilled**

**Miscellaneous Information**

Avail Docs: **Aerials, Other - See Remarks, Survey** Restrictions:   
 Dev Status: **Other - See Remarks**  
 Soil:

Seller Provides:  
Conditions: **Other - See Remarks**

Seller Stake in Lnd:

Addl Site Data:

Driveway Desc: **Parking Area**

Possible Uses: **Commercial, Other - See Remarks, Recreational**

Lot Information: **Rural**

# Crop Acres: **0.0000**

# Timber Acres: **0.0000**

# Wooded Acres: **0.0000**

# Tillable Acres: **0.0000**

# Pasture Acres: **0.0000**

**Financial Information**

---

Type of Sale: **Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

Assess Val: **\$585,820**

School Tax: **\$6,109**

Town/Cnty Tax: **\$7,330**

City/Vil Tax: **\$0**

Total Taxes: **\$13,439**

Closed Date:

Sales Price:

DOM: **15**

MLS#: **S1500888**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Thursday, October 12, 2023