



Levack Real Estate, Inc.

For Sale: \$475,000 Development Opportunity



Bay Rd., Queensbury, NY 12804

Property Highlights

- ◆ Potential Residential Subdivision.
- ◆ 7 lots designed with potential for 3 more
- ◆ Sound barn.
- ◆ Ideal for the gentleman's farm or estate building lot.
- ◆ Outstanding Queensbury location.



All information deemed reliable but not guaranteed.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com



Bay Rd., Queensbury, NY 12804



Property Highlights

- ◆ 35 Acres
- ◆ Residential Subdivision.
- ◆ 7 lots designed with potential for 3 more
- ◆ Sound barn.
- ◆ Ideal for the gentleman's farm or estate building lot.
- ◆ Outstanding Queensbury location.

Directions:

North on Bay Rd. Just pass the town of Queensbury, near Berry Patch Subdivision



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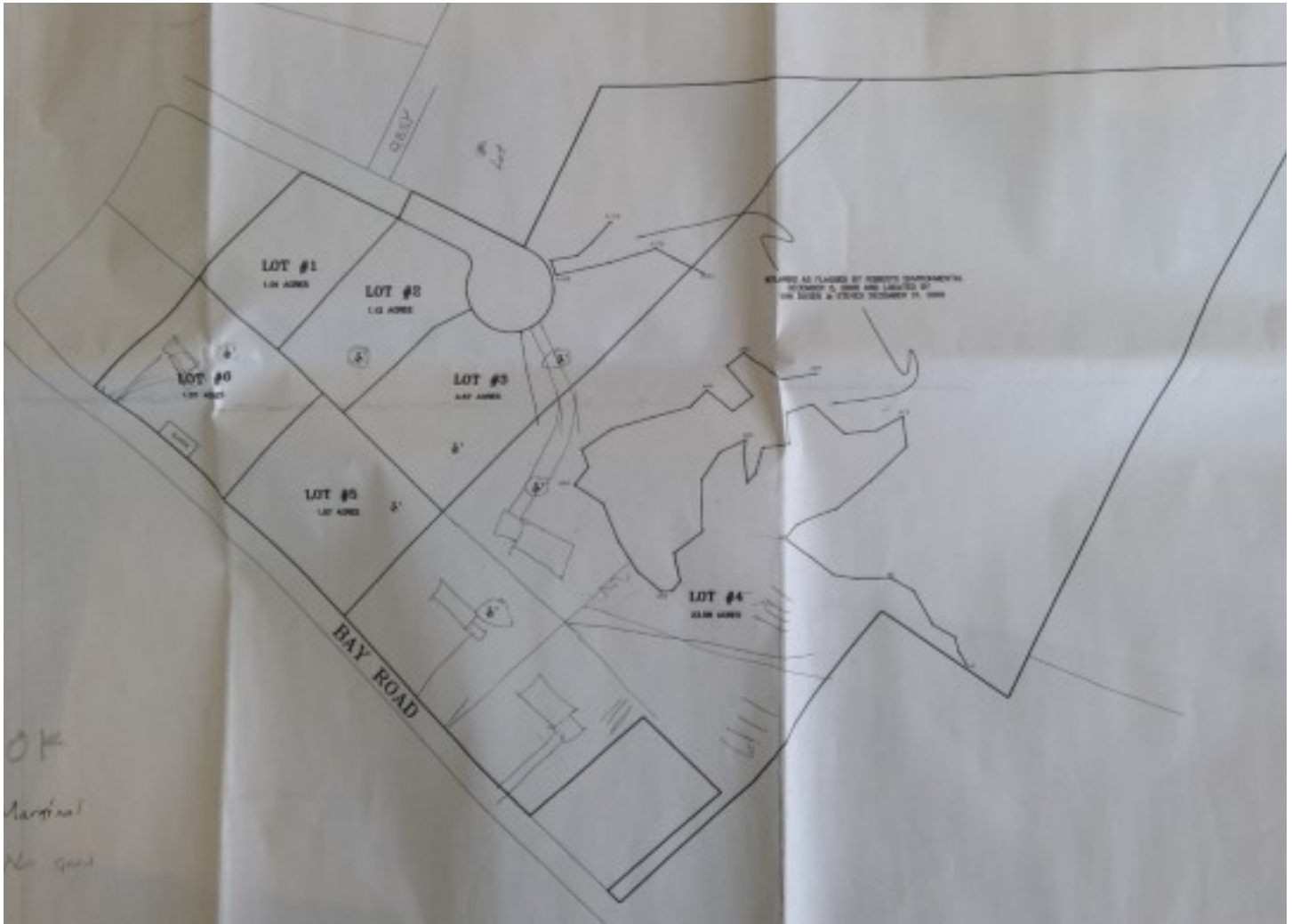
Pictures



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Site Plan (put together by Tom Nace)



*Put together for Rich Schermerhorn and the Michaels Group within the past 10 years



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Perc. Test Holes

46219
1/25/06

#4
0-7 TS
7-13 Sand Lm
13-28 Silt
28-44 Clay
Mottling c 13
Roots to 44

TP5
0-8 Clay TS
8-13 Silt Loam
13-42 Clay
Mottling c 12
Water c 36

TP6
0-8 TS
8-21 FSL
21-50 Silt
50-65 Clay
Mottling c 28

TP7
0-11 TS
11-22 FSL
22-70 FS
Mottling c 51

46219
1/25/06

Tooney Site / Box Road
Schampston

TP1
0-11 TS
11-20 FSL
20-68 FS
68-94 FS y some Silt
Mottling c 84
Moist c 70
Roots to 72

TP2
0-9 TS
9-18 FSL
18-36 Silt
36-94 Clay
Mottling c 22
Roots to 2

TP3
0-11 TS
11-21 Silt Loam
21-29 Silt
29-87 Clay
Mottling c 20
Roots to 44



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Aerial View



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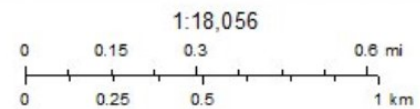
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889 Bay Rd.



February 13, 2018

- ☐ Parcels
- ☐ Town Boundaries



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Property Description Report For: Bay Rd, Municipality of Queensbury



Status:	Active	Status:	Active
Roll Section:	Taxable	Roll Section:	Taxable
Swis:	523400	Swis:	523400
Tax Map ID #:	289.12-1-10.1	Tax Map ID #:	289.12-1-10.1
Property Class:	322 - Rural vac>10	Property Class:	322 - Rural vac>10
Site:	RES 1	Site:	RES 1
In Ag. District:	No	In Ag. District:	No
Site Property Class:	322 - Rural vac>10	Site Property Class:	322 - Rural vac>10
Zoning Code:	MDR	Zoning Code:	MDR
Neighborhood Code:	00106 - Rt9L,Esides,Sunn	Neighborhood Code:	00106 - Rt9L,Esides,Sunn
School District:	Queensbury	School District:	Queensbury
Total Assessment:	2017 - \$152,400	Total Assessment:	2017 - \$152,400
Property Desc:	Vac Ward 1 1020'rf	Property Desc:	Vac Ward 1 1020'rf
Deed Page:	115	Deed Page:	115
Grid North:	1652405	Grid North:	1652405

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room:	0 sq. ft.	Finished Area Over Garage:	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners

Kevin Toomey
234 Rockwell Rd
Queensbury NY 12804

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/10/2007	\$0	322 - Rural vac>10	Land Only	Toomey, Howard	No	No	Yes	3321/115



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Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Barn-1.0 gen	60 x 20	Minimum	Poor	1900	\$30,756

Land Types

Type	Size
Primary	200 x 200
Undeveloped	500 x 200
Residual	10.00 acres
Rear	20.62 acres

Special Districts for 2017

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2017	County	\$3,443.56
2016	County	\$3,406.32
2016	School	\$2,364.99

***Taxes reflect exemptions, but may not include recent changes in assessment.**



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Nicholas Ketter

Licensed Realtor



Agent Bio:

Nicholas Ketter is a Licensed Real Estate Salesperson and a member of the National Association of Realtors.

Nic grew up in Queensbury, graduating from Queensbury Highschool in 2012. Nic then went down to the University at Albany to play football and attend their School of Business. Nic served as a two-time captain of the D1-AA Football team, graduated Summa Cum Laude in 2016 and is set to graduate with his M.B.A. from the University at Albany in May 2018. Nic is a highly motivated agent just embarking on his professional career and it would be an honor for him to represent you.



Levack Real Estate, Inc.

“Professional Realtors for a growing community”

R. Mark Levack

President



For 30 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our professional agents will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience as professional brokers.

We would be honored to represent you.



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