

North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

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Vol. 36, No. 12

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BRANT LAKE



A charming 1bed/1bath cottage on Brant Lake with 50' of private Lake frontage & Dock! Come enjoy everything lake life has to offer-well maintained three-season cottage. Great dining/entertaining space with a full kitchen. Enjoy the beautiful lakefront with a dock all summer long! Watch the sunset right from your living room! Short trip to town for shops & restaurants. **MLS#202321226 \$388,000**

PARADOX LAKE



Don't miss your opportunity to own this great year round 3 bedroom 2 bath chalet with 121+/- feet of frontage on gorgeous Paradox Lake. Relax in the great room w/ cathedral knotty pine ceiling and wood stove looking out through the wall of glass overlooking the lake. Enjoy the roomy screened in porch and deck with more lake views. 2 bedrooms and a remodeled full bath complete the main floor. The primary bedroom is upstairs w/renovated bath and separate loft area. At ground level there is a spacious walkout family room with separate laundry room, storage room and utility closet. Excellent rental history. Fully furnished and ready for you to move right in **MLS#202327330 \$1,050,000.00**

BRANT LAKE



Year round 3bd/2ba modular home with full unfinished basement and attached 2C garage w/ open second level great for workshop or could be converted to a ensuite! Level lawn leading to the lake for some of the best swimming and boating around! Beautiful views of the lake from almost every room of the house. Recent updates include; new hot tub, new dock, new furnace, hot water heater, range, & light fixtures. **MLS#202312481 \$475,000**

4 BED COLONIAL



Classic 4bd/2ba Center Hall Colonial with inviting hilltop setting. Covered parking for 4 vehicles in the 20'x40' parking bay. Updated 1st FL bath, classic hardwoods & carpet in bedrooms, and layout fit for the whole gang! First floor office that could easily be a 5th bd, massive pantry w/laundry off country kitchen. Oil hot air heat, newer septic, & beautiful stone work on the property showcasing year round brook. 1/2 mile to public beach on Brant Lake & 1.5 miles to the boat launch. **MLS#202326489 \$349,000**

BRANT LAKE



Beautiful Lakelront Property on Brant Lake! Must see to appreciate! This is a .42 acre parcel on shores of Brant Lake with 30ft of lake frontage. Boardwalk leading out to dock & swim platform. You can dock a boat! Enjoy those summer nights watching the sunset! Beautifully landscaped. APA approved Gazebo & Shed both with electricity-electric available on the property. RV to also be included in the sale. This is not a buildable lot. Close to town & hiking trails. You won't want to miss this one! Priced to sell at **285,000**

SCHROON RIVER RIGHTS



Year round warm and cozy nearly new ranch home with deeded water and beach access on the Schroon River. A propane furnace, pellet stove, wood stove, 2 splits, & AC keep you comfortable in the changeable Adirondack weather! Spacious living room and kitchen make entertaining in your Adirondack home a pleasure. Tumbled marble in the guest bath hints at luxury. Brick patios and ADK stone firepit to relax by. The grassy, fenced back lawn borders a common wooded 10 acres with Association trails **MLS#2024104443 \$379,000**

BASE CAMP



Minerva "Base Camp" for sale. Small but cozy launching pad in the ADK's. 8' x 18' cabin with 8' x 12' deck, (all permits in place) Woodstove in the cabin, inline batteries for power, artesian spring for water, with dry well for grey water including exterior shower. Public water hook-up at the road as well as cable. Driveway installed from the road to the cabin with crushed stone and fabric. 2.8 acres with views of the peaks to the north. Make an appointment for this cabin before it's too late. **MLS# 202229035 \$69,000**

HILLTOP RANCH IN CHESTER



Custom built 1600+ sq ft two level home with magnificent views! Hilltop privacy on 5.32 acres (2 lots, 2.65 acres plus 2.67 acres). This home is located in a quiet, family-friendly neighborhood of Stagecoach Acres with rights to Chester, Creek. 2 bedrooms, living room with fireplace, dining room, family room and screened porch, hardwood floors (upstairs under carpet) and parquet wood floors (downstairs) which has a den and rec area along with one of the bedrooms. An attached one-car garage under the residence and a second detached garage. Conveniently located to the town and the Northway. A short drive to Lake George or Gore Mountain in North Creek. Book your showing today. Being sold as is. **MLS#202327944 \$320,000**

CLOSE TO GORE



Charming cabin on 1.81 acres with views of Gore Mountain from the front porch. One bedroom, office and full bath on the main level. Second bedroom and half bath off the loft area upstairs. Make this your four season home with access to fishing, hiking, skiing and more! **MLS#202316686 \$229,500**

HEART OF NORTH CREEK



3bed 1.5 bathroom home centrally and conveniently located in the town of North Creek. A short walk to the local eateries, bars, shops & grocery store. Close to the Hudson River and Train Station where Rev Rail is located. Easy access to the Ski bowl for Biking, Gore Mtn, and Garnet Hill Lodge for summer activities. In town living and low maintenance. Would make a great first time home or long term rental for the area. Book your showing today. **Offered at \$199,900**

CLOSE TO MINERVA LAKE



3Bed/1 bath Fixer upper home within close proximity to local hiking trails, the Northway and Gore Mtn. Bring your imagination and turn this into your perfect little vacation home or full time residence. Being sold as is. Priced below assessed value. Book your showing today. **MLS#202324391 \$75,000**

CLOSE TO CHESTERTOWN



Fixer upper in the heart of Chestertown! This property has a lot of potential, includes three parcels totaling 2.46 acres. Two of the parcels are zoned Residential w/commercial use. Great exposure for a business!! Includes the little White Schoolhouse on the corner- would make a great rental. This property is also walking distance to the Loon Lake Public Beach/ Boat Launch, 5 minutes from Chestertown & 15 minutes for Gore Mountain! This is the perfect place if you are looking to work out of your own home! Property coming "as is"! **Proudly offered at \$199,000**



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10 UNIT APT COMPLEX



2-buildings with a total of 10-rental apartments for sale in the hamlet of North Creek. Great long term rental potential for local residents or workforce housing with the upcoming Gore Ski Bowl Expansion. During this transition most apartments are currently vacant and easy to accommodate for showings. Current owner not planning to occupy apartments until these buildings can hook-up directly to the new town wastewater system. The Town Of North Creek Wastewater system is currently under construction. Town wastewater project believed to be ready and functional for 2025. These apartments could also be consolidated into 3-4 larger apartments if needed. Priced to sell \$299,500

TURN KEY RESTAURANT W/ APT



NEW PRICE
GREAT OPPORTUNITY to purchase a successful restaurant in the heart of Chestertown! Large/open bar area that seats ~16. The dining room & bar table tops seats ~50 customers. Additional seating on the rear porch (possible room for expansion or enclosed porch). Commercial kitchen equipment & bar equipment included in the sale (some items are recently purchased). Beautiful barn wood finishes & wood table tops throughout the restaurant. **ADDED BONUS** 2 bed/ 1bath apartment located upstairs, front bedroom is recently painted & floors redone. Office space is also located upstairs. **MLS#202314401 \$275,000**

CHESTERTOWN SKI HOUSE



This is a 7bed/5bath house in the heart of Chestertown! Plenty of room for all your family & friends. Large open rooms with plenty of storage space. Mud room entrance to store ski/snowmobile/summer gear. High ceilings throughout the house. Original hardwood floors in the dining room area. Located a few minutes from the Northway- walking distance from great restaurants & shops. Less than a few miles from hiking trails & local lakes. Just 15 minutes from Gore Mountain! Snowmobile trails right around the corner from your front door. Would make a great vacation home for summer & winter seasons! Endless possibilities here! Being sold "as-is" & fully furnished (optional)! **MLS#202411133 \$225,000**

TICONDEROGA



Beautiful renovated home with 4 bedrooms, 2 full baths with closets in every bedroom! Walking distance to downtown Ticonderoga and Bicentennial Park. Driving minutes from Lake George and Lake Champlain. Minutes from historic Ticonderoga Fort. **MLS#202411616 \$250,000**

AUTO REPAIR SHOP



Prime LOCATION in the heart of Chestertown. Currently a successful automotive repair shop, it has also been a granite counter showroom. Well-maintained building w/ dual heating options & mixed use spaces. Enormous parking allows for over 50 vehicles on 3/4 of an acre. Great visibility on State Rt. Continue with auto repair (most equipment included), or be your own boss & convert to a limitless # of business options! **MLS#202410789 \$399,000**

DUPLEX



Brand new 1,250 gallon septic tank and system. ADK farmhouse with mixed use opportunity. 4-bedroom, 2-bath home, with separate attached apartment, attached plumbing retail shop and 2-car detached garage on a little less than an acre. Located with good access to local lakes, Gore Mtn, and the I87 northway. New metal roof & mostly new vinyl windows. Priced to sell quickly. Being sold 'As-is' **MLS#202225955 \$185,000**

DON'T FENCE ME IN

- Beautiful park-like subdivision in a quiet neighborhood 5-minutes outside of Chestertown. All APA approvals in place for this beautiful 11-lot subdivision. Use the 43+ acres for your dream home or split and sell the lots as preferred. Mostly wooded parcels with each having their own unique ADK topography. Some are fairly level with others being steeper or having raised areas perfect for a home or cabin. Views to the south and 1-drilled well in place. Must walk the properties to appreciate the beauty and serenity. Owner Financing Available with good credit. **MLS#202313415 \$450,000**
- Private 13+ acres of gently sloping land minutes from Gore Mountain. Roughed-in driveway/Road leading from Bird Pond Rd. Several nice building locations around the property. One house-site staked-out for reference. Possible views from higher on the property with some select clearing. Listing agent will provide one set of existing preliminary building plans for the future homeowner from several previous designs. Listing agent was a local builder for many years and will help guide the buyer through the construction process. **MLS#202316072 \$229,000**
- Seller financing now available with decent deposit and good credit. Previously approved 4-lot subdivision with beach rights to Murphy Beach on Friends Lake. 8.6 acre lot, 7.5 acre lot, 3.2 acre lot, and a 3 acre lot. Rough house and septic locations have been approved. (reference survey map) Possible views from the upper areas of the property with some select clearing. Make arrangements to walk this property before it's too late. **MLS#202316073 \$175,000**
- 12-lot subdivision in Minerva near snowmobile trails. Lots are all pre-approved building lots. Can merge into larger parcels or just one large building lot. 5 minutes to Minerva Lake & less than 15 minutes to Gore Mtn for skiing. Priced well below assessed value to sell quickly. Take advantage of this unique opportunity. **MLS# 202127829 \$142,500**
- 8.69 acres .This property is now available to be seller financed with good credit and decent deposit!!! Almost 1,100 feet of direct river frontage on the Schroon River. Excellent trout and smallmouth bass fishing. Great for kayaking and tubing on the warm summer days. Property sits on both sides of the road. Several excellent building locations away from the river side. Parcel is flatter on the southern portion of the lot. No neighbors visible from building locations. Roughed-in road/driveway on the waterside with several fire-pits and camping spots. Beautiful frontage on the river offering a unique opportunity to enjoy the Adirondacks to the fullest. **MLS#202225475 \$127,500**
- Quite possibly the nicest parcel in the Lake View Point subdivision! 1.3 acres with driveway in place and building site cleared offering nice seasonal views! Drilled well, perc tested w/ septic plans and signed house plans are all included with the property! Deeded rights to two beaches on Loon Lake & two rec areas/green spaces. A beautiful site for a primary residence or second home; wildlife galore! **MLS#202329713 \$119,000**
- Approved .7 acre building lot in 14 lot subdivision with docking rights; includes 1 side of a 20' dock on Brant Lake Creek. Easy access to Brant Lake. Underground power and site plan already in place, minimum 1200 SF to build! Nice mountain views, easy walk to the water & low annual dues. Lot Lot #9 and Dock #9 **MLS3202323666 \$ 89,000** Approved 1.06 acre building lot #7 with docking rights

- for one boat on Brant Lake Creek. Easy access to Brant Lake. Underground power already in place! Lot abuts up to the 6.5+ acre common area parcel in the Top Cul de Sac of the Brant Lake Creek Subdivision. Nice mountain views, easy walk to the water & low annual dues. Dock is #10 General site-plans and septic plans are in place. Nice mountain spring on the northern border of this property. Several nice building locations to choose from. **MLS#202411404 \$89,000**
- LAKE RIGHTS LOT WITH DOCKING! On beautiful Loon Lake an approved building lot, wooded and on 1.86 acres. This lot is a short walk to the shared beach, and off a private road with little traffic. Chestertown restaurants and shopping are a short trip away, hiking is nearby, and 20 minutes takes you to Gore Mountain for skiing. Maps and surveys are available to view. This is the perfect location to enjoy everything the Adirondack Mountains have to offer. **MLS#202220431 \$79,000**
- Easily accessible, this property is perfect for year-round living or your second home. The .8 acre parcel with rights to peaceful Valentine Pond offers 2 shared waterfront access areas one for swimming and the other for launching your Kayak. Close by are Schroon Lake, Loon Lake and Brant Lake with Gore Mountain just a short drive away. **MLS#202328193 \$65,900.00**
- 5.53 acre level building lot, with a mix of soft & hard timber. Electricity available at the road. Close proximity to Chestertown, The Northway, Gore Mountain and North Creek. Meade and Beckman Mountain are less than 2 miles up the road for hiking. Bring your imagination and build your dream home. Book a showing today. **MLS#202324394 \$59,000**
- 5.33 acres of mixed forest and wetlands with direct frontage on Chester Creek. Perc tests and engineered plot plans have been completed. APA approved building site with well & septic locations identified. Power at the road pedestal box ready for construction. Tons of hemlock, spruce, and pine trees throughout. Close to Chestertown, 20-minutes to Gore Mountain or Lake George. Less than 4-miles to the Loon Lake public boat launch. Great opportunity to own private land near Chestertown. **MLS#202410548 \$53,500**
- Seller Financing Now Available. 2-APA approved building lots in Horicon New York. Horseshoe driveway already roughed-in and leveled on the northern lot. Partially cleared around property entrance and driveway. Quiet town maintained road off a country road. Short drive to the Brant Lake boat-launch from the property. **MLS#202211220 \$49,000.00**
- Beautiful park-like subdivision in a quiet neighborhood 5-minutes outside of Chestertown. Mostly wooded lots with each having unique Adirondack topography. Some fairly level w/others being steeper or having raised areas perfect for a home or cabin. Must walk the properties to appreciate the beauty & serenity. Owner Financing Available w/good credit. **\$29,500-\$59,000**
- Nice building lot with a mix of hardwoods and conifers. Partially cleared and ready for your house, cabin, or camp. Tons of smaller stone around the parcel that could be used for building various property features. Small stream on the western side of the property. Lots of wildlife signs throughout. Priced aggressively to sell quickly. Make arrangements to view this property before it's gone. **MLS#202320228 \$25,000**



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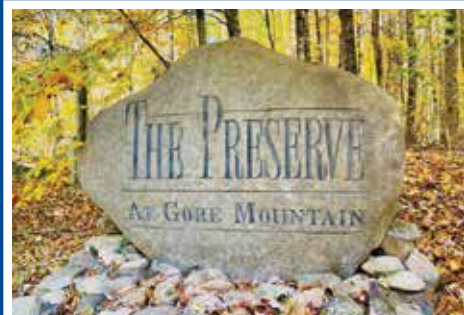
Patricia Seitz-McAlonen
Broker/Owner



Buckskin Valley Lodge, a historic Adirondack gem. Built in 1925, this lodge features classical and charming period design and character not to be easily duplicated. Two authentic stone fireplaces warm the framework of the living room and grand dining room which accommodates up to 20 guests. The oversized and well-equipped kitchen offers updated appliances and a whimsical appeal. Five bedrooms each with a private bath along with two bunk rooms offer plenty of room to fill the home with family & guests. A detached garage, woodshed & barn round out the lodge landholdings. Buckskin Valley is set in the shadow of Crane Mountain and offers almost 40 acres of forever-wild land and a community pond. Garnet Lake is a few miles away for summer fun and Gore Mountain is less than 15 min away. **\$495,000**



Extraordinary Adirondack home which has been updated and kept in impeccable condition. Four comfortable bedrooms and two full baths. Large, warm and inviting sun filled living spaces, brick fireplace, stunning woodwork and high ceilings. The eat in kitchen features beautiful wood cabinetry with ample space for gathering and preparing family meals. Pleasant outdoor spaces for relaxing to the sound of the waters of North Creek. Stroll to the shop & restaurants, enjoy the hiking, biking and walking trails, the excitement of the white-water rivers in North Creek, or grab the shuttle to Gore Mtn. Ski center less than a mile away. Enjoy a boat ride on Lake George, historic Saratoga Springs or the High Peaks of the Adirondacks all 30 minutes to an hour away. A home and location not easily duplicated **\$499,000**



The Preserve is an unspoiled mountainside offering 675 acres of woods, trails and Oven Mountain Pond. Over 590 acres will remain forever undeveloped. This lot offering is for one of 55 homesites which offers a premium location. The surveyed lots include site design, private water supply and electric service to each lot. The Club at The Preserve includes, private swimming pool, sauna, sundecks, tennis courts, gym, and clubhouse with kitchen and a grand Great room. Lots Starting at \$65,000 and New Home Complete Packages starting at **\$700,000**



GARNET HILL, Lakerights, APA pre-approved lots, ready for your single family residence to be built. These are wooded and gently sloping lots in North River NY finest community. All are near the Garnet Hill Lodge for dining and its extensive trail system for XC Skiing, biking and walking. 13th Lake is a non-motorized lake ready for kayaking and swimming from the HOA private beach area. This road becomes a XC ski trail in the winter. The Hudson River for white water rafting is only a few miles away and Alpine skiing at Gore Mountain is 15 minutes away. **Lots starting at \$115,000**



Antler Lake, a nature's lover's dream. Level lot that has a driveway cut in and a path down to the water edge. Electricity is at the road making for very easy access to your perfect building spot. Well-maintained year-round road and a short walk to the Antler Lake association beach area for swimming or kayaking. Close to all Adirondack activities that you can think of and less than 10 miles to North Creek the home of Gore Mountain Ski Center. **\$129,000**



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Several 2024/2025 ski rentals available,
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AMAZING YEAR ROUND ADIRONDACK GATAWAYS!



108 Lake View Court ~ Indian Lake \$899,000

Welcome to 108 Lake View Court in the Central Adirondacks! Overlooking the Center Pond Brook and John Pond Brook valley, this secluded beautifully crafted 3300 SF cedar home boasts an open concept vaulted living room with a well-appointed kitchen with Vermont Slate countertops, bright 4 season room, large main level primary suite, 2 extra large bedrooms, and a huge bonus room upstairs perfect for large gatherings. A heated full walk-out basement and large garage for all your storage needs. Nothing was forgotten when it was built, Maple and Porcelain Slate Floors, Cedar Railings, Composite Slate style roof. Located near the Siamese Ponds Wilderness for hiking, area lakes for boating, Gore Mountain and Garnet Hill for winter skiing. All ready for your year round Adirondack experience!



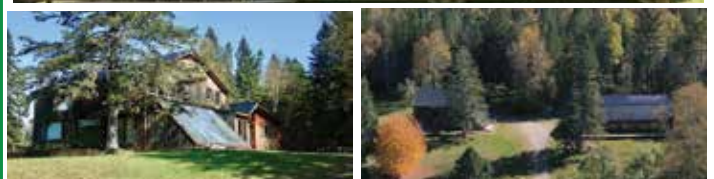
6214 State Route 28 \$750/month Commercial Lease

Live, Work and Play in the Adirondacks! Looking to move or start your business in the Adirondacks? Prime visible town center location, high traffic count, at the corner of NYS Route 28 and 30 in Indian Lake, Rent \$750 per month + utilities, 2 entrances, porches, carpet, and vinyl flooring, electric heat, unit includes large gravel parking lot 30 spaces lawn mowing & snow plowing, accessible ramps, doors and bathrooms electric hot water Completely renovated 8 years ago Refreshed recently exterior security cameras, water & sewer, trash pickup also included. Fiber Optic Internet available too. Schedule your showing today!



6689 NY-30 Indian Lake \$1900/month Commercial Lease

Live, Work and Play in the Adirondacks! The opportunity to start or move your existing business starts here! Once the ever popular Cedar River Golf Course Restaurant, this property is available for lease. Almost 2000 square feet of building space is fully equipped in the kitchen and dining area with indoor and outdoor seating and ample parking. Located in the popular Central Adirondacks on the busy NYS Route 30, near area hiking trails, area lakes, winter snowmobile trails and Gore Mountain and Garnet Hill for winter skiing. Endless year round possibilities here! Schedule your showing today and see if your business fits here!



617 Big Brook Road ~ Indian Lake \$995,000

Welcome to Dragon's Landing at 617 Big Brook Road! Nestled in the Central Adirondacks, on 35 secluded wooded acres, bordering Beaver Meadow Brook and NYS Lands, this 2942 SF rustic mountain home boasts 2 large living areas, dining room, kitchen a 3 season porch, 4 large bedrooms, 3 baths, all with large glass and a deck to take in the beauty of the outdoors. Also on the property is a beautifully renovated 3400 SF barn for added living space with a large open concept activity space, kitchenette, large loft for sleeping & TV lounge, 2 full baths & a large wrap around deck. The property ultimately can sleep 29, making this a great year round AIR BNB investment property. Close to Gore Mountain, Garnet Hill for winter skiing, area lakes for boating, canoeing, kayaking, area hiking & biking

Go to AllenVanHoff.com for more pictures and videos

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Mary VanLeuven
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Privacy, privacy and more privacy is where this newer hidden ranch sits. Bright, open floor concept, 3 bedrooms, 2 full baths, a full unfinished basement with many possibilities. Whole house Generac generator, above ground Coleman swimming pool and 2 car garage plus workshop space. Level property. Pellet stove and fireplace. Located near all four seasons' activities in Hadley/Luzerne and 20 minutes from Lake George.
\$279,900
Call Jill
518-932-8077



6.38 acres of buildable, level Adirondack Acres, with water access to put your boat in on the private Friends Lake Near all that the Adirondacks has to offer: swimming, boating, fishing, hiking, skiing at Gore Mountain and much more
\$165,000
Call Jill
518-932-8077



Buildable residential lot in the middle of many essentials and entertainment. Close to Glens Falls Hospital, pharmacies, restaurants, post office, groceries and more
Asking \$27,000
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Could this be your little piece of the Adirondacks? Buildable vacant 2.87 acres tucked away in the woods off of State Rt 28. Super close to Gore Mountain.
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UNIQUE CHESTERTOWN RESIDENTIAL OPPORTUNITY - This recently renovated 3,000 SF building was previously a daycare center and is currently a single family dwelling. This home offers a large spacious living area, 3 large BRs, 1 full BA, 2 half BAs. Attached is separate space with a private entrance (unfinished) and detached oversized garage/barn. Private location with buildings surrounded by woods and beautiful views of Panther Mountain. Public water. Walking distance to all that Chestertown has to offer! Let your imagination run wild with the endless possibilities! **Well below market value and assessed value. \$250,000**



WOODRIDGE ROAD BUILDING LOT - Approved building lot in Chestertown residential area. Level, wooded .6 acre parcel with 75 feet of road frontage. Within walking distance to town and conveniences. Located in North Warren Central School District. Town-maintained road and no association fees. **\$28,000**



BRANT LAKE AREA HOME - Recently renovated home with frontage on Spuytenduivel Brook (you can kayak to Tannery Road) and a short distance from relaxing, swimming & fishing on Mill Pond. 5 BR, 2 BA home has large wrap-around deck & detached 2-car garage surrounded by manicured lawn with gardens & trees. Basement has extra living space with live wood accents & stone fireplace to give it that rustic and cozy feel. Convenient to shopping, restaurants, snowmobile trails and Gore Mountain Ski Area. A MUST SEE! **\$290,000**



TROUT BROOK ACREAGE - Private 10.6 acres with over 540' direct frontage on Trout Brook. APA approved subdivision building lot with electric & cable at roadside. Perc test completed. Driveway roughed in & lot partially cleared. Bring your dream-home building plans & enjoy 10+ acres in the heart of the ADKs. 5 miles to Minerva Beach. Close to Gore Mountain. (Seller will entertain offers to purchase this lot & adjacent 8.1 acre lot.) **\$125,000**



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THE PRESERVE AT GORE MT- Stunning views of Gore Mt from a stunning home located in the area's premier development! 2 yr old custom Adirondack design featuring main floor open concept living space with vaulted ceiling great room and wood burning fireplace with gorgeous stone hearth, amazing views, chef's kitchen, Primary B/R w/ steam shower, 2nd B/R en suite, half bath, entry way with W/D, and attached 2 car garage. The lower level boasts a level walkout to the exterior, family room featuring a LP fireplace with local Garnet Hearth, Full bar with polished local Garnet counters, 1 bedroom en suite, office/den, half bath, and mechanical room. Radiant heat serves the lower level, FHA on main level, central a/c, whole house generator, and whole house bluetooth a/v. 2 screened porches, 1 w/ FP, patio w/ hot tub. **\$1,375,000**



192 CLEVELAND RD. THE "LINGER LONGER LODGE" is a spectacular home nestled in privacy and tranquility featuring 4 beds/2 baths, a magnificent pond and panoramic mountain views. "Gore Mountain Vacation.com" consists of 2 lovely, upscale vacation properties located in Johnsburg, NY. This business is for sale featuring 2 properties (this home along with 70 Allen Hill Way MLS 202311549) which are currently being operated as high-quality vacation rentals. These properties are stunning both inside and out, are well maintained, and in excellent condition. Each has its own distinctive character. From dramatic architecture to extensive quality custom carpentry and furnishings. This is a turnkey high end vacation rental business with outstanding rental income! Call for more details! **\$699,900**



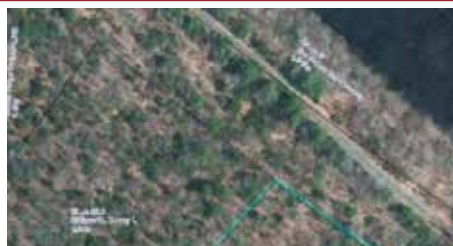
83 ACRES OF VIEWS - Amazing views from many locations is the description of this beautiful lot! Many potential homesites have been cleared and are shovel ready to build your dream home. The 8.5 acre Zoning is favorable for subdividing if desired. 5 minutes to Gore Mt and North Creek. Come and see the views! **\$349,900**



WARRENSBURG VILLAGE HOME - Built in 1930, this well-maintained 3-bedroom home is situated on .83 acres just a few blocks from downtown Warrensburg. The home is bright, sunny, and boasts vintage charm and a peaceful backyard setting with room for gardens and outdoor activities. Other features include a front and rear sunroom, 2 large sheds, garage, and a spacious basement. Appliances and furnishings are included. **\$249,900**



GARNET HILL ASSOCIATION BUILDING LOT- One of the largest lots in the Garnet Hill Association, that backs up directly to the XC Skiing and Mt Bike trails of Garnet Hill Lodge, and has many potential view building sites to choose from. The Garnet Hill Property Owner's Association is ideally located on the shoulder of stunning Thirteenth Lake and provides access to a beautiful beach and waterfront, as well as the nearby trailheads for the Siamese Ponds Wilderness Area, The Hudson River, North Creek, and Gore Mt. The lot has an established driveway deep into the lot, and was recently surveyed and perimeter flagged. Year round recreation and peaceful living await you with this beautiful peace of earth. **\$212,500**



RIVER RD IN RIPARIUS BUILDING LOT - This 4+ acre lot borders Nature Conservancy property along the Hudson River and is ready for you to build your dream home. There is electric service on River Road at the end of the roughed in driveway and approved site plans in place. With adjacent river access, close proximity to Gore Mt. and Lake George and plenty of privacy and quiet, this location is one of a kind. **\$99,000**



INDIAN LAKE BUILDING LOT - Nice building lot, located at the end of a quiet private road, with town water and power at the road, and it is backed by NY State Forest Preserve land. The driveway is roughed in and a building site has been partially cleared. There is also a drilled well on the lot, see pictures. Wildlife is abundant, and the lot is just minutes to the Indian Lake town beach, snowmobile trails, hiking trails, paddling, rafting, and biking! **\$54,900**

BERKSHIRE HATHAWAY HOMESERVICES

2023



Jeff & Pam York



Licensed Associate
Real Estate Brokers

Robert Sears



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Award Winni



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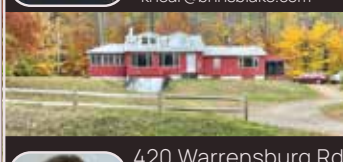
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SOUTH GLENS FALLS NEW CONSTRUCTION \$419,900

To Be Built! Custom Built 3/4 bedroom 2 bath craftsman style split level home available on .46 acre lot in South Glens Falls Schools! Main level w vaulted ceiling, HW floors, kitchen w island, custom cabinetry, granite counters & SS appliances. Upper floor has 3 bedrooms & full bath. Lower level has full bath, laundry & family room w walk out. Option to have 4th bedroom in lower level. 2 car attached garage. Choose your colors & finishes! Use our plan or bring your own, can build to suit!!

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SOUTH GLENS FALLS SCHOOLS NEW CONSTRUCTION \$419,900

To Be Built! Custom Built 3/4 bedroom 2 bath craftsman style split level home available on .46 acre lot in South Glens Falls Schools! Main level w vaulted ceiling, HW floors, kitchen w island, custom cabinetry, granite counters & SS appliances. Upper floor has 3 bedrooms & full bath. Lower level has full bath, laundry & family room w walk out. Option to have 4th bedroom in lower level. 2 car attached garage. Choose your colors & finishes! Use our plan or bring your own, can build to suit!!



HARTFORD/ FORT ANN 366 ACRE FARM \$1,500,000

Prime farm facility and 366+ acres of premium farmland with 4 bedroom 2 bath farmhouse in scenic Fort Ann location! Multiple barns and outbuildings with power and water, 2 silos, hundreds of fenced acres w pasture land and multiple fields for hay or crops. Property consists of 3 separate parcels with road frontage on County Route 17 & Norton Road. Home has been updated & has tons of space for family or farm hands. Set up with office and conference space inside as well. Great opportunity for a large cattle or equine operation with opportunity to expand on this massive tract of land! Seller has additional land available for sale inquire with listing agent! Don't miss out on this amazing opportunity!



MOREAU NEW CONSTRUCTION \$749,900

To Be Built! GORGEOUS custom farmhouse style home to be built on private 5 acre lot in Town of Moreau. Open floor plan, w vaulted great room, beautiful custom kitchen w walk in pantry, formal dining area, luxurious primary suite w private bath and walk in closet, 2 other spacious bedrooms & 2nd full bath, mudroom w powder room & 1st floor laundry. Well appointed finishes. Build our plan or bring your own!!



FORT ANN 258 ACRE FARM & FEEDING FACILITY \$1,250,000

258 Acres of prime farmland now available. Simply Grazin's animal welfare approved feeding facility, w feeding bunks, has 2 drilled wells w auto drinkers, 175 acres of fenced & gated pasture, 125 acres of new woven wire fencing, loads of tillable land for hay & crops. Property is on both sides of County Route 17 allowing multiple access point for loading & unloading or potential for development. Excellent opportunity! Do not miss out!



HARTFORD FARM \$999,900

Beautiful Farm property with 4/5 bed 2 bath renovated farmhouse situated on 138 + scenic acres. Perfect property for horses, cattle, pigs, goats, ducks, dogs, crops or whatever your heart desires! 9 barns & out buildings including a 7 stall horse barn w tack room, dog kennel, chicken coop, pig barn & cow barn. Home has been renovated w beautiful kitchen, Living room w stone fireplace, 1st floor primary suite w luxurious bath, dining room to fit a large party, beautiful 3 season porch over looking spring fed pond. 2nd level has 3/4 bedrooms & 2nd full bath. Property has frontage on 4 different roads allowing many uses on the expansive acreage. Multiple fenced paddocks and grazing pastures. Looking for your own Yellowstone in Upstate New York? You just found it!



QSBY/LAKE GEORGE SCHOOLS - \$175,000

YOUR MOUNTAIN SIDE RETREAT AWAITS! 11.57 acre building lot in desirable North Queensbury location! Minutes to docking, beaches, shopping and in award winning Lake George School district! Treed for privacy and abundant with wildlife! Great site to build your dream home!



QUEENSBURY/ LAKE GEORGE SCHOOLS BUILDING LOT \$200,000

Private 7.77 acre building lot situated in desirable North Queensbury! Minutes to docking, beaches, shopping & in award winning Lake George School district! Surrounded by mountains and abundant with wildlife! Premium lot treed for privacy with beautiful stream on lower section. Perfect location for your dream home!



Queensbury / Lake George Schools \$ 97,500

Recently subdivided 4.68 acre with Town of Queensbury building lot approval. Situated in the Town of Queensbury but in Award winning Lake George School District!! 50' of frontage with the prime building spot sits back starting at 475' reaching to 1000' from the road. Lot has been left treed to allow maximum privacy. Zoned Moderate Density Residential has many permitted uses for a single family residence or a duplex. Great lot in convenient location!



MOREAU 34 ACRES HUDSON RIVER WATERFRONT \$300,000

Hudson River waterfront development potential in this 34 acre lot situated at the end of Feeder Dam road in South Glens Falls. R2 zoning would allow multiple home with installation of a road. Or build your dream home in ultimate seclusion with 1395' of waterfront. Lots of possibilities!! Call for a tour of this property today!

Thinking of selling your home? Call to schedule a home market analysis to see what your property is worth!



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\$350,000 Fort Edward
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Wendy Coleman
518-232-2544



\$239,000 Glens Falls
146 Maple St
Commercial
MLS# 202329634
Andrew Kopf
518-791-2012



\$725,000 Ticonderoga
54 Fox Run Dr
4BR/2.1BA
MLS# 202318988
Christine McKee
518-338-5157



\$695,000 Glens Falls
240 Warren St
Mixed Use
MLS# 202327774
Lisa Grassi Bender
518-744-7795



\$289,900 Chestertown
5810 State Route 8
Commercial
MLS# 202319842
Judith Metcalfe
518-796-6517
Neil Jordon
518-588-8976



\$690,000 Lake Luzerne
33 Woodward Dr
2BR/1BA
MLS# 202329002
Katy Jurnack
518-480-1306



\$70,000 Warrensburg
836 State Route 28
Land
MLS# 202316333
Travis Scarincio
518-321-8381



\$290,000 Lake Placid
76 Wesvalley Rd
3BR/1BA
MLS# 202324469
Tiffany Kasare
518-307-9149



\$199,900 Queensbury
5 Wagon trail
1BR/1BA
MLS# 202411990
Bonnisue Neil
518-744-4824



\$890,000 Greenwich
76 & 79 Eddy St
Mixed Use
MLS# 202329113
Christine McKee
518-338-5157



\$199,000 Fort Ann
64 George St
3BR/1BA
MLS# 202410973
Tracy Bauer
518-232-5400



\$230,000 Argyle
2306 Coach Rd
3BR/2BA
MLS# 202411485
Lisa Grassi Bender
518-744-7795



\$329,900 Whitehall
63-140 LeMayville Way
5 Units
MLS# 202410871
Rachel McNamara
518-683-9997



\$549,900 South Glens Falls
20 Jackson Rd
3BR/2BA
MLS# 202411629
Katy Foster Jurnack
518-480-1306

ADIRONDACK ELEGANCE with INCOME POTENTIAL



Remarkably well-maintained 5-bedroom, 3-bath home is situated on 14.6 Acres of forested land with privacy. The home features an open concept Living Room, Dining Room and Kitchen complete with vaulted knotty pine ceilings, propane fireplace and a large screened in porch. There are 3 bedrooms on the main floor and the primary bedroom features large walkthrough closet with ensuite bath. The lower floor has 2 additional bedrooms, one of which is currently used as a spacious recreation/sitting room. There is an attached 2 car garage and an additional detached 2 car garage that has a fully finished/heated loft space. It is a short drive to Whiteface Mountain, Lake Placid and Hiking in the High Peaks and an optional \$75/year HOA fee provides access to Lake Eaton, Hiking, X-County Ski Trails and to the famous West Branch of the Au Sable River with renowned fishing. This fully furnished, turn key, property has been used as a second home since 2007 and very selectively as a vacation rental.

Jay

Price: \$685,000

MLS #200996



OLD STYLE CHARM & GRACE

5 Bed, 3 Bath ~ 3,822 Sq. Ft. ~ 1.86 Acres
Wide Plank Floors ~ Hand Hewn Beams ~ Brick Fireplace ~ Solid Wood Doors ~ Wrought Iron Hardware ~ Covered and Screened Porch ~ Large Yard ~ Stone Patio ~ Meticulously Maintained

Jay

Price: \$498,000

MLS# 200112



COUNTRYSIDE LIVING

3 Bed, 1.5 Bath ~ 1,298 Sq. Ft. ~ 10.38 Acres
One Story Log Home ~ Knotty Pine Interior Vaulted Ceiling ~ Hardwood Cabinetry Hardwood Floors ~ Soap Stone Woodstove Two Car Garage ~ Excellent Condition

Jay

Price: \$390,000

MLS# 200574



BE AT HOME in THE HIGH PEAKS

3 Bed, 1 Bath ~ 1,192 Sq. Ft. ~ 2.8 Acres
Bonus Den or Dining Room with Vaulted Ceiling Spacious Kitchen ~ Hardwood Floors ~ Unfinished Block Basement ~ Paved Driveway ~ Two Car Garage ~ A Perfect Vacation Destination

Keene

Price: \$375,000

MLS# 178085



PERFECTION on BROAD LANE

3 Bed, 2 Bath ~ 2,360 Sq. Ft. ~ 0.3 Acres
Full length Covered Front Porch ~ Open Interior Design ~ Main Floor Primary ~ 1,999 Construction with many Upgrades ~ Finished Basement Attached Two Car Garage ~ Large Back Deck

Black Brook

Price: \$295,000

MLS# 200297



ENJOY ACCESS to FERN LAKE

3 Bed, 2 Bath ~ 1,512 Sq. Ft. ~ 3.26 Acres
Double Wide Home with many Upgrades ~ Open Concept Living, Kitchen and Dining ~ Ensuite Primary Bedroom ~ Deeded Access to Fern Lakes Sandy Beach ~ Inviting and Immaculate

Black Brook

Price: \$279,000

MLS# 200150



INVITING in the VILLAGE

3 Bed, 2 Bath ~ 1,776 Sq. Ft. ~ 0.54 Acres
Spacious Interior ~ Open Flow Kitchen, Dining and Living Room ~ Main Level Primary Enclosed Three Season Porch ~ One Car Basement Garage ~ Fenced in Yard ~ Deck

Jay

Price: \$275,000

MLS# 178333

Valley Road & Route 86
Jay, N.Y. 12941

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HEART OF INDIAN LAKE

3 bdrm, 1 1/2 bath, loaded with charm including high ceilings, formal dining room, hardwood floors, sunporch, and bonus third floor with potential for finishing. Two car garage, spacious backyard, 20 minutes to Gore Mt, minutes away from all the village of Indian Lake has to offer including shopping, dining, snowmobile trail and public lake access. **Offered at \$189,000**



WOODED LOT

6.58 acre wooded parcel offering plenty of privacy and is located on a dead-end road close to state forest, offering a mix of mature hardwoods and younger growth.. **\$44,000**



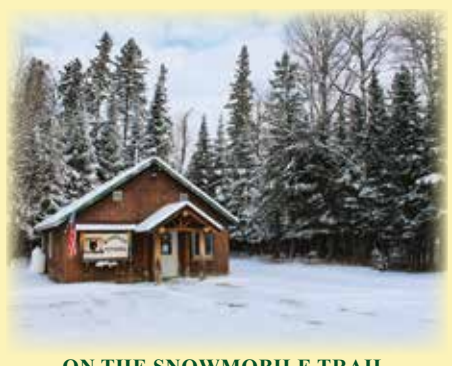
ON CEDAR RIVER

5.4 acre lot with 220 ft of direct frontage on the scenic & recreational Cedar River, driveway is in parcel is set up for rustic camping with a fire pit and a small shed to keep your gear. Offering a couple different options for a building site to maximize southern exposure, the river and mountain views beyond. **Offered at \$169,000**



CENTRALLY LOCATED

A-frame construction located less than a mile from all that the village of Speculator has to offer including skiing at Oak Mountain, the public beach on Lake Pleasant, snowmobile trail, and shopping. First floor features a front porch off the living room, vaulted ceilings, rear deck off kitchen, bedroom, and full bath. Second floor has a bedroom and open loft that could be additional sleeping space. **\$175,000**



ON THE SNOWMOBILE TRAIL

Currently operating as Mountain Fitness Gym, with potential to convert to a residence. Currently a half bath with plenty of room for a tub or shower to be added. Snowmobile trail access directly from the property, town water & sewer, located close to the conveniences of town as well as hiking trails and several lakes. **\$144,000**



DEEDED BEACH ACCESS

.62 acre lot with deeded access to a sandy beach on private non-motorized Lake Snow. Storage building on site, electric & community water available roadside. Close to many hiking trails, Gore Mt, and lakes. **\$28,000**



BUILDING LOT

1.3 Acre lot with partial driveway, power available roadside, access to state land across the street. Located in Indian Lake with close access to hiking, skiing, and lakes. **Offered at \$24,900**

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GREAT LOCATION! 2+ acres on Assembly Pt. Log home w/large living area & wall of windows & natural light. Beautiful stone wood burning FP. Open kitchen/dining area. 1st FL BR suite w/pvt porch. Upper loft area & BRw/BA & WIC. Lower level wood-stove & doors to the backyard. Large wrap around decks. \$879,000 mls#202329880



LAKE GEORGE TOWNHOME 3BRs, 3½ BA w/attached garage. Kitchen w/SS appliances & large island open to great room w/FP & outdoor deck, 1st FL BR suite & walk-in closet. 1st FL laundry. 2BRs upstairs w/open loft area & view of Prospect Mt. Walk-out Lower-level w/FP & full BA. Close to beaches&parks. \$859,000 mls#202329383



SPACIOUS HOME custom design, 3BR, 3Bath, Radiant floor, kitchen, living room, family room, dining room, breakfast area, laundry room, and pantry. Finished walkout-lower level with 3 large rooms. Large deck, stone patios, 3 season room. Meticulously maintained. Convenient location. \$775,000 mls#202411321



3 UNIT PROPERTY! Completely renovated. 2-bedroom w/1 bath, 5-bedroom w/2 baths & 2 fireplaces, and 1-bedroom w/office or den & fireplace. Granite counters, stainless steel appliances, central air. Washer/dryer hookups in the basement. Enjoy the Lake George Village, beaches, parks, dining & entertainment. \$799,000 mls#202323732



LOCATION! RARE Commercial Property on Lake Shore Drive within the Hamlet of Bolton Landing. Welcoming you into the hamlet from the South on 0.52 acres (22,651 sqft) of flat terrain w/a main building, 5 sheds, and 3 green houses. \$1,249,000 mls#202327551



FOR SALE Established wine and liquor store on high traffic highway. Operated profitably for 20yrs. The business provides robust cash flow. Opportunities to expand revenues by extending operating hours and offerings. Excellent opportunity to own a recession-proof business. \$1,800,000 mls#202410756



PRIME COMMERCIAL LOCATION Lake George Village. 5 parcels: (1+ acre, 2 houses, 2 parking lots, & a restaurant building.) Houses are (5BR/3.5bath & 5BR/3bath) short-term rentals w/great rental history, 2 parking lots leased. Restaurant was Pancake House. Pre-approved plans. \$2,850,000 mls#202318778



EAST SIDE OF LAKE GEORGE Profitable general store PLUS 3 rental cabins! Great cash flow. Two short-term rental cabins & 3rd is mthly. Store operational for decades w/groceries, gifts, apparel, a deli serving lunch & dinner. Beer & wine license in place. Expand revenue w/extended season. \$1,799,000 mls#202329671





ADIRONDACK MASTERPIECE! Artfully designed log home w/custom woodwork & gorgeous views on 0.76acre. Includes Lake George waterfront with boathouse, 3 slips, lift and upper 3 season room. Huge garage w/workshop, lifts, air & loft area. Great Room w/Stone FP. High-end kitchen. Easy main level living. Landscaped creating the ultimate dream escape! \$2,999,999 mls#202326036



LUXURIOUS LAKESIDE RETREAT Natural beauty. In a protected bay, w/modern comfort & convenience. Serene views & western sunsets from the dock, boathouse, & sundeck. Custom designed w/cathedral ceilings, stone FP & screened porch w/stone FP. Walkout lower-level w/entertaining area & wet bar. Landscaped. Must-see! \$4,849,000 mls#202319787



LAKE GEORGE LAKEFRONT 2529sf home w/4+ Bedrooms. Great room opens to the kitchen. Custom craftsmanship throughout. Home theatre in the basement. U shaped crib dock on Lake George, sandy swimming, lakeside patio. Eastern exposure w/beautiful lake and mountain views. Off street parking. \$3,995,000 mls#202329924



DEEDED LAKE ACCESS on Lake George in Diamond Pt. Immaculate 4BR 2 Bath contemporary style home. Great room has fireplace & seasonal lake views. Large outdoor deck. On a quiet 0.87-acre lot. Attached 2 car garage. Large backyard. Low HOA fee w/Mooring for 27' boat. \$995,000 mls#202411450



UNSURPASSED VIEWS of LAKE GEORGE Spacious 4BR, 3.5 bath home. Rooftop deck. Great room w/Stone FP & wood elevator, sliders to deck & panoramic lake views. Dining room w/FP. New kitchen appliances & granite countertops. Screened balcony. Attached 2-car garage w/carport. Landscaped 1 acre lot w/shed & sprinklers. \$1,299,000 mls#202319630



LAKE GEORGE SUNNYVIEW ESTATES 3BR/3BA home w/natural light & great views of the lake and mountains. Modern, cherry kitchen has SS appliances, Wolf gas stove & sub-zero refrigerator. Large lakeview deck. 2 Fireplaces. Attached garage. Generator. Association beach & 25ft deeded dock space. \$2,499,000 mls#202411598



BOLTON-NORTHWEST BAY Breathtaking views! Custom ADK Lakefront 4BR home on 2.62 acres in Bolton w/993ft lakefront. Custom woodwork & built-ins throughout. Gorgeous double-sided stone FP with panoramic views. Kitchen w/large island, enclosed porch & lakeside deck. Detached garage w/2BR guest house. Landscaped. 2 boathouse complexes. Commercial generator & home stereo system. \$7,850,000

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Kate Van Dyck 518 796 9936

Danielle Kahlor 917 974 2402

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Zachary Layton 518 791 3610

Ashley Nagy 518 698 6012

LAND FOR SALE

ACREAGE IN QUEENSBURY!

3.63 acre lot with barn and garage-workshop on Bay Rd. Lake George Schools. Build your dream home on this property in this convenient location. \$179,000 mls#202327819

COMMERCIAL Queensbury 14 Acres

(2 Lots) Off of Bay Rd. Convenient location. The southerly lot is Glens Falls School district & the north in Qsby Schools. \$269,000 mls#20202968

GREAT GET-AWAY! 2 parcels-

Total 23 acres. Lake views at rear of property. Heavily wooded & private. Driveway. Minutes from town. Buyer to install water & septic. \$345,000 mls#202226896