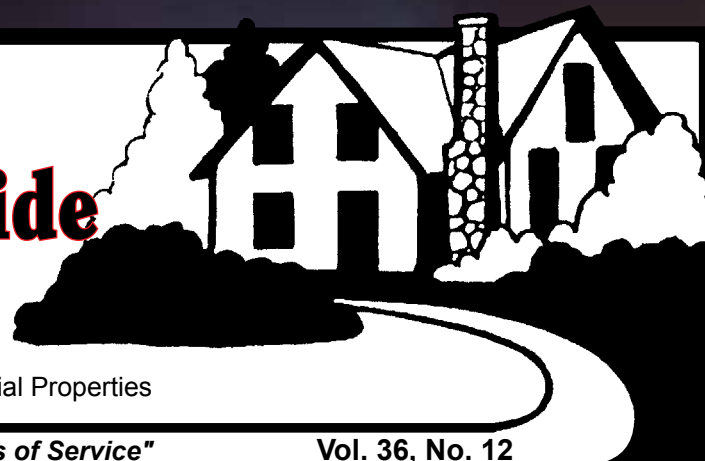


North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

APR 15- MAY 15, 2024

"Celebrating 36 Years of Service"

Vol. 36, No. 12

FREE

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FREE

LOON LAKE



PARADOX LAKE



BRANT LAKE ACCESS



LAKE GEORGE LOG HOME



SCHROON LAKE



SCHROON RIVER RIGHTS



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LOON LAKE



Welcome to Serendipity! Direct lakefront home on Loon Lake in the Southern Adirondacks. Enjoy year round enjoyment w/ 4bd/2baths, spacious open layout, sunken living room with a woodburning fireplace, 16'x24' deck overlooking the lake, finished lower level w/ Encore woodstove & home office set up w/ sliders leading out waterfront deck, firepit & your own 24' L shaped dock. Sandy swimming area, 75' of lakefront, stunning sunsets and no road to cross! Look no further & be in for Summer! **MLS#202412919 \$829,000**

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**

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**

BRANT LAKE



Beautiful Lakefront 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**

BRANT LAKE ACCESS



Look no further! This is a .44 acre waterfront property on the outlet of Brant Lake! 100 ft. of water frontage-you can access Brant Lake with a small watercraft. This is located on a dead end road- little to no traffic. 2 outbuildings, docks (with coverage), & a small cabin (tear down). A lot of potential & at great price! Great fishing, scenic kayaking, & walking distance to a wonderful hiking trail- all right in your backyard! Don't let this one get away! **MLS#202413372 \$189,000**

BRANT LAKE



Cozy, comfy mid-lake beachfront lake view cottage w/1 bedroom and 1 full bathroom, a spacious LR that includes extra sleeping space/office space & a full kitchen w/ dining table for 6. Both cottage & beach areas are fenced in for child & pet safety. Wooded back yard/outdoor shower, wildflower gardens, fire pit, a "workshop/ laundry shed" and spacious back yard for cookouts and casual lounging. The waterfront area includes a field stone seawall w/ concrete steps down into a sandy lake—a 40' multi-vessel sectional dock, lounging deck, fire pit & beach chair seating. The 3 season cottage has an emergency generator that powers the well and refig. Micro & lighting. Septic is a 1000 gal tank w/ extended leach field. Ideal summer cottage with Beautiful Brant Lake VIEWS! **MLS#202321226 \$388,000**

SCHROON LAKE



Lakefront home just across the bay from the town of Schroon. Wide-open views to the north from the beach and lakeside deck area. Primary suite with balcony plus 2 additional bedrooms in the main house. Guest apt above the two car garage, and detached sleeping cottage with 1/2 bath for overflow. All floors, walls and ceilings insulated for winter use except for cathedral ceilings of the main house. Pellet stove for those chilly nights **MLS#202326110 \$879,000**

EAGLE LAKE



PRIVATE-SECLUDED- LAKEFRONT- EAGLE LAKE!!!!... two story, 3-bedroom & 1-bath camp with 950 lineal feet of direct private lake frontage. Private Boat Docking right next to the camp with 4.45 acres tucked between trees and rocks. **MLS# 202323322 \$549,500.**

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**

SCHROON LAKE



Sunny, light filled 3 bedroom, 2 bath home in coveted Schroon Lake. Newer high efficiency furnace, with on demand hot water, as well as 2 mini splits to stay comfortable year round. Decks on front and back of home so you can follow the sun! Huge skylight in kitchen, and gas stove! Laundry main level. Storage abounds in basement, garage/workshop, with 4 heated bays, 2 w/10ft doors, bonus room above. In-ground sprinkler system on large front lawn. **MLS#202412918 \$419,000**

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**

LAKE GEORGE LOG HOME



Lincoln Log Executive Model available for whatever you need. Currently zoned commercial, it can be used as a business. Lake George zoning confirmed that this building can be converted back to a residential building with town approval. Once the residential status is approved, it can also be used as a vacation rental, as it is not in a restricted rental zone in Lake George. All zoning information can be provided upon request. Close to Lake George and located just outside of Warrensburg. High end materials on three living floors. Building plans and floor plans available. Most furnishings will convey with the building. More than 200' of direct frontage on the Schroon River. offered at **\$1,100,000**



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CRYSTAL LAKE RIGHTS



PENDING

Kick back and relax at private Crystal Lake! Imagine your quiet evenings, sitting in an Adirondack Chair on the sandy beach, enjoying the sunset and cool breezes! Classic 1950's 3-season camp that's cute as a button w/ 3bd/2.5ba on 1.6 acres. Open layout w/ cozy wood-burning fireplace and 21'x12' screened porch w/ attached deck. The Crystal Lake Association offers deeded Lake Rights giving you access to the tranquil, quiet, and private (no public access and no motorized crafts) lake, access to the clubhouse, sandy beach w/ swim rafts & pavilion, and recently resurfaced tennis, pickleball & basketball courts. An affordable home away from home! **Offered at \$270,000**

AUTO REPAIR SHOP



PENDING

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**

CHARMING RANCH



PENDING

This charming ranch at the end of a quiet cul-de-sac is the perfect year-round or seasonal Adirondack home. Warm & cozy gas fireplace in great room and custom built-in shelving & cabinets throughout home. 3 season porch with gas stove overlooks backyard and patio. Point system pump & filter 2021, septic serviced 2021. Book a showing today. **MLS#202313847 \$163,500**

HILLTOP RANCH IN CHESTER



NEW PRICE

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 Stegcoach 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. Being sold as is. **MLS#202327944 \$295,000**

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. **Offered at \$199,900**

BASE CAMP



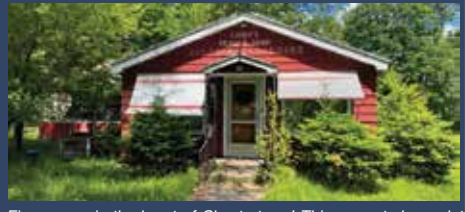
Minerva "Base Camp" for sale. Small but cozy launching pad in the ADK's. 8' x 18' cabin with 8' x 12' deck, (all permits in place) Woodstove in the cabin, inline batteries for power, artesian spring for water, with dry well for gray water including exterior shower. Public water hook-up at the road as 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. **MLS# 202229035 \$69,000**

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**

SCHROON LAKE



SOLD

Secluded lake-front cedar log cabin on Schroon Lake. Approx 210 lf of lake frontage. Tremendous views of the mountains to the north, bordering thousands of acres of New York State Land. 3-beds and 1-bath with a composting toilet. Water for the cabin pulled from the lake through a UV water system to kill any bacteria. Full electrical service for running all appliances including laundry. Excellent internet available at the house to stay connected with the world if needed. **MLS#202327936 \$449,000**

5 BED HOME W/ IN LAW SUITE



SOLD

Spectacular 5bed/2.5 bath home with a 1bed/1bath in law suite & 4 car garage/barn! Beautiful hardwood floors throughout the entire house, high ceilings, & large open rooms with plenty of storage space. Great front porch to enjoy those early mornings & late evenings. The property sits right in the heart of Chestertown. Walking distance to restaurants & shops. Barn/Garage that could fit 4 cars or boats/snowmobiles/4-wheelers. Workshop space also available. Private entrance for the In-Law suite (Cottage House) with additional living space downstairs (also with a private entrance). **MLS#202324019 \$375,000**

FRIENDS LAKE RIGHTS



SOLD

Log cabin with private docking on Friends Lake!!! Two garages, a barn, deeded shared beach w/gazebo and rustic pavilion as well. From the end of the driveway to the shared access is approximately 750'. (1,100' to the waterfront) Friends Lake has no public access and is highly desirable for boating, skiing, & fishing. (or ice fishing and snowmobiling in the winter) 20-minutes to Gore Mountain or Lake George. Rare find with 1.71 acres with 3-beds and 2-baths. Oversized wood burning fireplace in the living area for those cold nights **MLS#202310474 \$419,000**



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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



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 skis/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**

INDIAN LAKE



Many possible uses for the previous lumber yard and hardware store. More than 36,000sf of covered storage space. Ideal for Boat/RV storage, Mechanic's shop, Builders' shop or retail space just to name a few. With just over 4 acres there is ample storage potential. Some work is needed but the potential is there! A one bedroom with loft Log cabin is also included in the sale. The residential parcel can be separated from the commercial space by going through the application process with the Town of Indian Lake. On-site cabin would make an ideal rental property. A great location to start an outdoor business. seller financing is available. **MLS#202413033 \$359,000**

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**
- 4-acre undeveloped commercial land parcel in the hamlet of Chestertown. Between Dollar General, North Warren Central School, and North Warren Emergency Squad. Mix of cleared areas and wooded areas with a rolling slope. With approvals this property would be ideal for a business, apartments, offices, storage facility, and so much more. With frontage on Route 8 as well as Cougar Lane the access to this property is very flexible. Excellent opportunity for the right motivated buyer or investor. **MLS#202413311 \$199,000**
- 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 small-mouth 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 **MLS#202323666 \$ 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 Subdivi-

- sion. 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 \$99,000**
- 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**
- A property like this rarely becomes available. Located about 3.5 miles south of Schroon Lake village on the lake side of Rt. 9 this 3/4 +/- acre wooded lot with filtered views of Schroon Lake is available for you to build your dream home. Only a row of lakefront homes and driveways is between this property and Schroon Lake. BONUS - Just about 200 yards from the property is a 50' wide strip of public (Town of Schroon) waterfront on gorgeous Schroon Lake where you can launch your kayak. **MLS#202412310 \$75,000**
- 7.4 wooded pre-approved building lot in Wevertown with rights to private, non-motorized Antler Lake. Located in an area of fine homes where homeowners enjoy privacy & nature. Easy year round access with power right at the road. Includes deeded access to a shared sandy beach area. Get away from it all while being less than 10 minutes to Gore Mountain Ski Center and rafting on the Hudson. **MLS#202413378 \$69,000**
- 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**
- 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**
- 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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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 Johnsbury, 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! **\$779,900**



MINERVA LOG HOME ON 100 ACRES -

Beautiful hand hewn year round log cabin, set upon 100 acres with Moxham Pond Outlet flowing through! Views of Gore Mt, Moxham Mt and Moxham Pond enhance the beauty of this property and it's location is ideal for any recreation pursuits that the Adirondacks have to offer. Some trails flow throughout the lot, providing opportunities for hiking, biking, skiing, ATV and snowmobile use and the local Snowmobile Club trail system utilizes one of these. 5 minutes to Minerva Lake and North Creek, and 10 minutes to Gore Mt. This is a must see! **\$499,000**



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**



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**



RIVER RD NORTH CREEK BUILDING LOT -

Closest building lot to North Creek! This .93 of an acre lot sits adjacent to the Hudson River with views of the North Creek Ski Bowl and Gore Mt, and is a short walk to downtown North Creek, and a 5 minute drive to Gore Mt. Sellers will have the lot prepared to build and the driveway is already in place, and town water and electric service are right along the road. There is a 35' x 60' block garage currently on the lot, and can be left for the Buyer or removed by the Seller. **\$82,500**



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**

ADIRONDACK ELEGANCE with INCOME POTENTIAL



PRICE REDUCED

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



PRICE REDUCED

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



SPRINGFIELD ROAD HOME with 24 ACRES

3 Bed, 1 Bath ~ 1,164 Sq. Ft. ~ 24.13 Acres
Private Surroundings ~ APA permit allows 1 additional building right ~ New Laundry Rm ~ Accessory Outbuilding ~ Hiking Trails ~ Small 16' x 16' Hunting Camp at back of property

Wilmington

Price: \$350,000

MLS# 201266



NEW LISTING

BORDERS WICKHAM MARSH WMA

3 Bed, 2 Bath ~ 2,016 Sq. Ft. ~ 9.9 Acres ~ Borders 862 Acres of NYS Land ~ 4 Acres historically used as an Holiday Travel RV Park ~ 3 Season Porch with Grill/Kitchen area ~ Main Level Primary with ensuite bath ~ Detached Garage/Office/Workshop

Chesterfield

Price: \$325,000

MLS# 201376



PRICE REDUCED

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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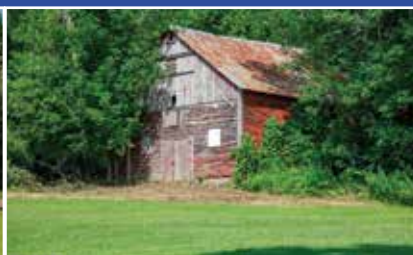
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54 Brainards Forge Road, Westport, NY 12993 MLS#200688 | \$399,000

Beautifully updated home on almost 10 acres in the Adirondacks! Bamboo flooring throughout the main living area, quartz countertop in the kitchen with Black Cherry, soft close cabinets! French doors from breakfast nook open onto the deck to enjoy your morning coffee or evening beverage. Living room boasts a cozy gas fireplace to welcome you after a day of exploring! Tons of natural light throughout! Mature trees, property hasn't been logged in over 100 years. Good storage, Spectrum available. 27 miles to Whiteface Mountain Ski Resort and 6 miles to Lake Champlain. This mostly wooded lot offers acres of privacy with close proximity to adventure! The perfect home base for skiing, fishing, hiking the High Peaks or enjoying a day at the lake!



364 Port Douglas Road, Keeseville, NY 12944 MLS#200159 | \$519,900

Approximately 32 Acres in the Adirondacks! This unique property is 2 minutes from Lake Champlain, Port Douglas beach & boat launch. The acreage offers open fields/pastures for farming or animals, wooded areas with level areas and mountains for hiking or hunting. Beautiful mountain views. The perfect getaway to have solitude and enjoy nature or to entertain friends! Traditional farmhouse has beautiful character and plenty of space for whatever suits your needs. Entire house was re-modeled back to studs in 1979 including new plumbing and electrical. Hardwood floors remain under carpeting, just waiting for you to bring them back to life. Septic is about 15 yrs old. Roof new in 2017. Mudroom with laundry and attached garage! Large barn on property. This special property must be seen to be appreciated



320 Burke Road Keeseville, NY 12944 MLS#200614 | \$795,000

New Construction Adirondack Mountain Retreat on over 41 acres! Expansive Mountain & River Views. Spacious home was designed with the perfect flow. Main level open concept living to accentuate the multi-level views! Granite counter tops, stainless steel appliances, soft close cabinet doors, pantry, breakfast bar! Propane line in living room to add the perfect Cozy Gas Stove. Wiring installed in main living area and primary bedroom for mini-split units to keep it cool in the summer. Owner has units and will include for the right offer. Primary suite is on the first level for long-term living with ensuite bath and walk-in closet. Additional half-bath conveniently located for guests. Second floor features large open loft and 2 additional bedrooms with Jack & Jill full bathroom. Lower level offers additional Den with walk out access. 2 more bedrooms and full bathroom/laundry room. Radiant in-floor heat! 22 miles to Whiteface Ski Mountain. Close to Lake Placid, the High Peaks Region and all that the Adirondacks have to offer!



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THE PRESERVE AT GORE MOUNTAIN - This beautiful mountain getaway house mixes rustic and luxury decor and is located on 1+ private, wooded acres in the heart of the Adirondacks at "The Preserve at Gore Mountain." This 3 BR & 2.5 BA home includes a first floor master bedroom with on-suite. The main floor offers wood floors with an open floor plan and vaulted ceilings, modern kitchen, plenty of room to entertain and relax & enjoy a cozy fire. Upstairs you will find 2 additional large BRs. Extra entertaining space can be found on each level including the large trex deck. Central AC, automatic full-house generator and neatly landscaped yard all add to the beauty of this property. The home has access to the 675-acre preserve, Oven Mountain & Pond and a beautiful clubhouse with heated pool, tennis courts, fitness, sauna and large entertaining space. Only minutes from Gore Mountain Ski Area and the quaint village of North Creek with shops and restaurants. **\$650,000**



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**

JOHNSBURG HOME WITH ACREAGE - Meticulous, completely remodeled 4 BR, 2.5 BA two-story home located on 8.5 acres is a MUST see! Master BR suite located on first floor. Open floor plan. Modern "chef's delight" kitchen. Central A/C. Deck & screened porch. Detached garage, shed, old barn & artesian well. Carefully-manicured perennial gardens. 4 miles to Gore Ski Area & walking distance to Mill Creek. Mostly furnished & move-in ready! **\$357,000**



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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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!!

Looking for that **Little House on the Prairie?**

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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!!



HUDSON FALLS NEW CONSTRUCTION \$349,900

BRAND NEW ONE LEVEL LIVING! 3 bedroom 2 bath ranch situated on almost 1 acre lot on dead end street! Beautiful modern farmhouse look with board & batten siding & black overhead garage door. Interior w open floor plan, living dining kitchen combo w vaulted ceiling, easy clean laminate hardwood floors, modern white kitchen w granite tops & stainless steel appliances. Primary bedroom w vaulted ceiling, spacious closet & private bath. 2 additional good sized bedrooms and 2nd full bath. 1st floor laundry. Full basement w egress can be finished for additional space. 2 car attached garage, paved drive & central air are just a few of the features that make this new build a must see!!! Don't miss out! Estimated completion 90 days, construction has started!!



GLENS FALLS SINGLE FAMILY HOME AND COMMERCIAL \$474,900

Unique opportunity to own this gorgeous English Tudor style home situated on .61 acre double lot with a separate bonus building! Located across from Crandall Park and in walking distance to all that downtown Glens Falls has to offer! Main home has been well maintained and updated but with all its original charm left intact. Beautiful living room w fireplace, formal dining, spacious kitchen, 4 season porch & covered side porch. Upper level has 3 bedrooms, office nook, newly remodeled bath & just added a/c. Basement has finished area, laundry, half bath and loads of storage. 2nd building is spacious w front lobby, multiple office spaces, laundry, kitchenette and bathrooms. Perfect opportunity to run your business in this space or rent it out for extra income! The possibilities are endless!



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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\$239,000 Glens Falls
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Andrew Kopf
518-791-2012



\$720,000 Ticonderoga
54 Fox Run Dr
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Christine McKee
518-338-5157



\$165,000 Whitehall
15 William St
4BR/3BA
MLS# 202318844
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\$399,900 Gansevoort
264 Fortsville Rd
3BR/2.1BA
MLS# 202410075
Tammy Sutphin
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\$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



\$449,900 South Glens Falls
10 Jackson Rd
3BR/2.1BA
MLS# 202411628
Katy Jurnak
518-480-1306



\$110,000 Hadley
L23 Hadley Hill Rd
Vacant Land
MLS# 202413160
Savannah Haywood
518-339-0079



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



\$1,495,000 Bolton
L1-8 Dickinson Hill Rd
Vacant Land
MLS# 202412962
Shannon Andersen
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\$319,000 Johnsbury
3486 State Route 8
3BR/2BA
MLS# 202412522
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\$329,900 Whitehall
63-140 LeMayville Way
5 Units
MLS# 202410871
Rachel McNamara
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\$345,000 Moreau
5 Hawthorn Dr
3BR/2BA
MLS# 202413165
Tammy Sutphin
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READY TO BE SPEECHLESS?
This Stunning home was built in 2020 and has Loon Lake Shared Beach Rights (no dock). Beach is less than a half a mile away. 3 bedrooms, 2 1/2 baths and a 3 car garage. Many desirable amenities: whole house generator, central air, hardwood and tile floors, 6 seat jacuzzi spa, Trex decking, lots of natural light and spacious rooms, Corian kitchen counters, stainless steel appliances, double sinks, tile showers, exercise area, gathering room and lots of storage. This can be your new dream home....don't delay!

Asking \$725,000
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FRIENDS LAKE ACCESS

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
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518-932-8077



GLENS FALLS LAND

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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CLOSE TO GORE MOUNTAIN

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.

\$18,900
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Peru, NY

MLS# 201443



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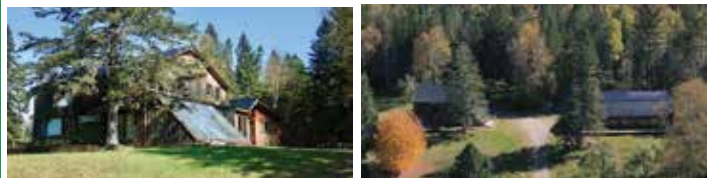


AMAZING YEAR ROUND ADIRONDACK GATAWAYS!



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!



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, 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



**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!



**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!



5528 NY-30 ~ Indian Lake \$410,000

Enjoy beautiful Indian Lake in the Central Adirondacks with 109 feet of direct lakefront with sandy bottom at the shoreline, perfect location to add your dock and two of the most adorable seasonal cottages you have ever seen!! Wake up to the sounds of waves on the shoreline. Cottages have electric, septic and water, a bedroom, kitchen, bath and sitting area with views of the lake. And Fiber Optic Internet is available at the road. This is the perfect getaway for you and your family. Also, this would make a great building lot for future development. Come enjoy the Adirondacks with boating, hiking, fishing and snowmobiling....the four season wonderland!!

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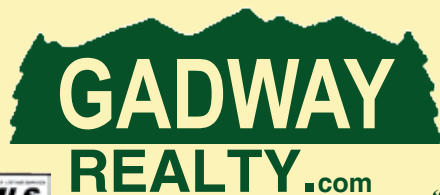
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ASSOCIATE BROKER

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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 \$180,000**



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**



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. **\$139,000**



BUILDING LOT

1.4 acres, driveway in, drilled well, perc test and septic plan available, electric road side, and wooded area creating a buffer from the road. **\$34,900**



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**



BIRCH COURT

.7 acre vacant lot located on quiet private road, community water and electric roadside, minutes from Siamese Ponds Wilderness Area and it's many hiking trails and ponds. **\$25,000**

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★ Visit us: at 7 Cleverdale Rd (@9L) in Queensbury, Right behind the Cleverdale Country Store & at 4956 Lakeshore Dr in Bolton



BRANT LAKE GEM! Lakefront home with beautiful lake & mountain views. Over 2400sqft of living space, this 4 Bedroom 2.5bathroom home, has a bright gourmet kitchen and located on 9+ acres. Hike, snowshoe, hunt and/or fish, boat, waterski, paddleboard from your home! \$849,000 mls#202412218



FEATURED IN SHOWCASE OF HOMES! 3BR 2 1/2 BA ranch on a 0.92 acre corner lot. Features include: easy one story living, open bright floor plan, 9' ceilings, h/w floors, central A/C, 2 gas FP, office room, gourmet kitchen, professionally landscaped private yard w/pergola deck/patio & sprinkler system. \$749,900 mls#202412443



TOP OF THE WORLD! Beautifully remodeled unit w/HW cherry floors & ceramic tile bathrooms. Kitchen w/Granite counters & cherry cabinets. Loft office space. Wood burning FP in LR. Deck w/mtn views. Assoc. clubhouse w/in&outdoor pools, exercise room, tennis, Pickleball & basketball courts. \$495,000 mls#202412521



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



LAKEFRONT OPPORTUNITY Seasonal camp in South Bay on Lake Champlain, 3 parcels (1.24 acres w/364' +/- of lake frontage.) Incredible views, fishing & privacy w/dock & pvt beach area. Also an outhouse & storage shed. Don't miss this chance to own your own piece of lakefront. \$169,000 mls#202326159



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



55 ACRES w/3-bay garage nestled on a serene & scenic road. Spacious garage, for storage, set up a workshop, or jumpstart a project. Imagine the peace & privacy of your own secluded paradise. Conveniently located to Warrensburg, Lake George & Brant Lake. \$299,900 mls#202410292



REBECCA'S FLORIST! Great business opportunity. Lucrative flower shop at a prime location w/exceptional reputation. Flower prep area, walk-in coolers, flower coolers & half bath. Includes 2 sheds & large greenhouse. Operating w/high profitability. Seasoned investors seeking a turnkey business. \$449,900 mls#202412363





120' LAKEFRONT in BOLTON On 0.37acre this gorgeous, remodeled home has 4BRs, 1.5 baths, gas fireplace, large island in kitchen w/outdoor lakeside deck. Large sundeck covered U-shaped boat complex. Long views of the lake & Hiawatha Island. Easy one level living. Situated for privacy & landscaped w/ plenty of unique spaces to relax & entertain by the lake. \$3,849,000 mls#202412297



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



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



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



LAKE VIEW & RENTAL INCOME Triplex home viewing Dunhams Bay on Lake George. Three 2-bedroom apartments. Nice deck outside and enclosed front porch with lake view. Attached garage underneath with a gym room, plus a detached two car garage. Convenient location. \$1,149,000 mls#202412451



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 mls#202412120

DAVIES~DAVIES & ASSOCIATES REAL ESTATE LLC

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Valerie Erceg 518 361 2785

Kate Van Dyck 518 796 9936

Danielle Kahlor 917 974 2402

Zachary Layton 518 791 3610

Ashley Nagy 518 698 6012

LAND FOR SALE

BOLTON Wooded 3 acre parcel for Industrial or Residential development. Close to Exit 24. Buyer responsible for well & septic. Power at road. No HOA rules. Two available at \$89,900 each. MLS#s202130207,202130208

COMMERCIALLY ZONED 0.78A lot in Queensbury. Great location in a well-established office area on Baywood Drive, off high-traffic Bay Road. \$58,500 mls#202324102

QUEENSBURY ACREAGE! Private 40+ Acres, Bordering the Watershed. Incredible hunting opportunity. Buildable lot. Lake George Schools. Convenient location. \$339,000 mls#173270