

North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

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SCHROON LAKE



SCHROON LAKE



SCHROON RIVER



PARADOX LAKE



CRYSTAL LAKE TOWN HOUSE



DUPLEX IN CHESTERTOWN



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SCHROON LAKE



NEW

Escape to the Adirondacks with lake rights to 9-mile Schroon Lake on a natural, wooded 2-acre parcel tucked at the end of a quiet dead-end road. Total serenity with no neighbors in sight, yet you're only under 30 minutes to Gore Mountain for skiing and year-round recreation. This 3-bedroom, 2-bath Adirondack chalet offers the perfect four-season base camp, featuring a bright open floor plan, soaring chalet windows, and an expansive wrap-around deck overlooking the peaceful forest backdrop. Recent upgrades include a new roof, whole-new house generator, new LP furnace, updated flooring, and selective tree removal to open up the grounds. Enjoy the convenience and peace of mind of a home that has been thoughtfully improved and well-maintained. Best of all—enjoy deeded rights to the beautiful Blue Sky Beach & docking area. MLS#202530036 \$729,000

PARADOX LAKE



A DREAM COME TRUE!!! A spectacular 4-bedroom cedar sided custom contemporary chalet with lake views in a private setting with 130' on pristine Paradox Lake. Great room with custom kitchen, wood burning stone fireplace and cathedral ceiling adjoins a large wraparound lakeside deck. Delightful separate lakeside sunroom with sitting and dining area, 2 bedrooms and a full bath complete the main floor. Primary bedroom, walk in closets and ensuite bath with oversized shower. Bonus loft space on upper floor. Lower level contains a large lakeside family room, propane fireplace and full bath, along with a spacious lakeside bedroom. Utility room with laundry. Mostly furnished. Artwork not included. A single slip covered dock with large deck completes the waterfront. Chargepoint Level 2 EV Charger J177. Separate seasonal 1 car garage. MLS#202528055 \$2,350,000

SCHROON LAKE



Beautiful Townhome with Deeded Docking on Schroon Lake! Enjoy one of the nicest beaches on Schroon Lake and in the entire region. This 3-bedroom townhome with a loft and 2.5 baths offers the perfect combination of comfort and convenience in a highly desirable lakefront community. Included with the purchase is deeded docking in the new, custom-designed inlet bay. The home is ideally located—just steps from the brand-new tennis and pickleball courts, basketball court, playground, and open field. You're only a short stroll from the private sand beach, picnic area, and scenic pond. This sale also includes a private garage, perfect for parking or additional storage. Ownership here is effortless: all exterior maintenance, landscaping, snow removal, mowing, trash service, and more are taken care of for you. MLS#202528284 \$595,000

BRANT LAKE



Deeded docking and a shared beach start the theme for this 3 bedroom, 2 full bath home. A few strides takes you across the road to your dock. Just down the road, the shared beach boasts the best views of Brant Lake. The many windows of the dining room take in the evening light. Relax after dinner in front of the fireplace, or go up to the primary suite and soak in the stunning large tub. Gather friends in this amazing home, 25 minutes to Schroon Lake. Brand new oil tank in basement, plumbing in basement recently redone, new hot water heater. The garage and large basement to store all your gear, boats, jet skis and snowmobiles. MLS#202526812 \$679,000

HAGUE TOWN HOUSE



NEW PRICE
Maintenance-free living with breathtaking lake views! Nestled in the heart of Hague on the shores of Lake George, this beautifully designed Adirondack-style townhouse offers the perfect blend of rustic charm and modern convenience. With over 275 feet of shared sandy beach and a deeded dock space accommodating up to a 25' boat w/ lift included, your lakefront lifestyle awaits. Inside, enjoy a spacious, thoughtfully laid-out two-level floor plan featuring a modern kitchen, open dining area, and a stunning sunken living room with a LP fireplace and panoramic lake views. Sliding glass doors lead to a full-length deck overlooking a level lawn and the water beyond—ideal for entertaining or simply relaxing by the lake. Upstairs, the primary suite is a true sanctuary, boasting classic ADK style, large private balcony with lake views, and ample space for work or relaxation. An additional bedroom and full bath complete the second floor complete with AC. MLS#202526741 \$949,900

SCHROON LAKE



Spectacular Lakefront Home on Schroon Lake! Located in the private Burzee Cedar Grove Association, this year-round 4-bedroom, 3-bath home offers stunning views and exceptional amenities. Some features include a cozy loft space, finished walk-out basement, central air (new), wrap-around porch, beautiful gardens, fire pit area, and a charming antique 1908 cast iron wood-burning stove—perfect for those chilly Adirondack evenings. The dining area has breathtaking lake views, creating the ideal setting for gatherings. The HOA has 4.3 acres of shared common space with 180 feet of pristine lakefront, complete with a dock slip and sandy beach for summer fun! MLS#202523617 \$925,000

SCHROON LAKE



NEW PRICE
Enjoy carefree living in the sought-after Adirondack Lodges on Schroon Lake. All exterior maintenance is done by the HOA. This 4 BR 3.5 bath (total living space is 2427 sq.ft) Townhouse has a dock in the Harbor. Enjoy Tennis, basketball or take the kids to the play area. Best of all is the large sandy beach with Bar-B-Q pit, volleyball or a sitting area in the shade. This unit's main floor is a great room with lg. kitchen, LR, dining area, fireplace, laundry and 1/2 bath. The views of the lake and sound of the babbling brook from the large deck are captivating. Upstairs, the main BR has a full bath and a Juliet balcony. The 2nd BR also has a full bath. The walk-out basement has a large family room, 2 bedrooms and another full bath. MLS#202515139 \$654,900

LAKE GEORGE



PENDING
Enjoy the northwestern shores of Lake George in this modern year-round Cape Cod dwelling located on Coates Point. Open concept main living area with high-end finishes, granite kitchen counter tops and 5 burner gas stove top. First floor primary bedroom and bathroom. Lots of windows allow natural light and views of the lake to the east with morning sunrises. Second story has 2 bedrooms and a full bathroom. Completely finished lower level family room area with slider doors allowing for easy walk-out and lake views. Wrap-around covered porch. 60' of lake frontage with a 30' dock. One car garage across the street with loft store above. Road maintenance taken care of by the HOA. Strong rental history. House sold with furnishings except where indicated. Sold AS IS. MLS#202528680 \$1,200,000

SCHROON LAKE



Spectacular Direct Lakefront Home on Schroon Lake! Enjoy breathtaking views of Schroon Lake and the surrounding High Peaks from this beautiful waterfront property. The primary bedroom features a private balcony & two additional bedrooms and a full bath are conveniently located off the main living area. The open kitchen and dining space flow into a cozy living room with a pellet stove—perfect for chilly Adirondack evenings. Step outside onto the expansive front deck, ideal for entertaining and taking in the scenery. The property also includes a two-car garage and shed with additional space upstairs for storage or a potential bunk room. Enjoy your own dock and sandy beach—perfect for swimming, boating, and relaxing lakeside. Don't miss your chance to own this special spot on Schroon Lake! MLS#202521600 \$1,170,000

SCHROON LAKE



Charming 2-bedroom, 2-bath log cabin with lake rights to Blue Sky Estates on Schroon Lake. Built in 1999, this 1,120 sq ft home offers lake and High Peaks views, plus direct access just across the street to a massive sandy beach and docking area with included docking certificate. Enjoy the 40' x 8' covered porch overlooking the water and mountains, perfect for relaxing year-round. Features include a Generac generator, partially finished basement with second bath, sleeping space (potential to double living space with secondary ingress/egress), and cozy Adirondack-style interiors. A true four-season retreat with an unbeatable location! MLS#202526204 \$689,000

PARADOX LAKE



SOLD
Gorgeous views on Paradox Lake. Sunsets cannot be beat. Perhaps the last vacant lot of its kind on Paradox. A new Driveway has been cut in. It is a rugged walk to the lake now but flagged. This lot will require a short staircase to the lakefront, like many in the area. Call for directions to access the old camp road along the lakefront. If you are ready to take a hike do not miss out on this one! MLS#202522036 \$425,000

PARADOX LAKE



RENOVATED
Remodeled lake-house on Paradox Lake. Completely gutted and redone kitchen and bathroom. All new cabinets, countertops, and some flooring. Brand new forced hot air heat system, new hot water heater and fuel tank in the basement. This home sits on 1.57 acres and borders New York State Land to the east. This home boasts one-floor living and vaulted ceilings in most of the rooms. With some insulation in the full basement this home could be used year-round. Large newer screen porch at the top of the hill above the lake. Drilled well, septic system in place. Stone and brick wood-burning fireplace for those chilly nights. 2-bedrooms currently with additional sleeping area or office space available. Plenty of room for expansion on this property. MLS#202421936 \$499,550



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HOME ON 3+ACRES



Beautiful setting with 3.45 cleared and mostly flat acres next to Crossroads store in Chestertown. Manufactured home (year-round) with added porches, 2-car garage, and several outbuildings. Drilled-well, septic system and 200-amp electric panel. 2-designated bedrooms with a 3rd flex room that could be a bedroom or overflow sleeping, less than a minute drive from exit 25 off I87 for easy access. MLS#202528178 \$225,000

BRAND NEW



NEW
BRAND NEW 3bd/2bath manufactured home on a dead end road in Chestertown situated on a wooded 6.5+ acres. New well, septic, and lawn was just put in! Just completed and never lived in! Own a sparkling new year round home and don't worry about maintenance on anything for a very long time! Easy to show & even easier to fall in love with! MLS#202528007 \$359,500

CUSTOM HOME



Rustic Adirondack getaway on 13+ private acres! This 1,469 sq ft, 2BR/1.5BA year-round cottage features artisan craftsmanship, warm woodwork, exposed beams, multiple woodstoves, and large windows framing the forest. Direct trail access for four-season recreation, whole-house generator, plus a spacious barn and outbuilding. Just 2.5 miles to town. \$399,000

SCHROON LAKE HOME



NEW
5 bedrooms and 2 full baths, plus a large workshop with its own woodstove, make this the perfect spot for someone with a craft business. An enclosed front porch brings echoes of Scandinavia, along with an adorable wood stove. Efficient wood-burning fireplace insert make this the perfect place to enjoy the Adirondack snows! Upstairs, the bedrooms bring you into a castle state of mind, with lions and echoes of knights. Dragon not included! Garage approx 23 ft by 17ft and carport 23 by 12ft. Insulated shipping container on premises for storage. Hardwood floors and painted floors in residence. 5 minutes to boat launch for Schroon Lake, a 9 mile lake, and also 5 minutes to dining, post office and grocery store in Schroon Lake. Walk or a short drive to a very small public beach and launch your kayak or sit in your beach chair MLS#202529071 \$355,500

CAMP ON 10 ACRES



NEW
Looking for the perfect base camp for all your Adirondack adventures? This cozy 1-bedroom camp on 10 private acres could be just what you're looking for! Conveniently located with easy access to I-87, you'll be just 15 minutes from North Creek and all it has to offer the outdoor enthusiast—skiing, hiking, paddling, and more. Don't miss this opportunity to own your own Adirondack getaway. MLS#202529390 \$144,000

SCHROON LAKE



This private log home nestled in the woods on 5.2 acres near Schroon Lake & 20 minutes to Gore Mt. offers over 2200 sq. ft. of country living. Has 3 bedrooms (including a spacious loft with screened porch), 2 baths, large living room, kitchen w/dining area and screened porch. Also includes a newer second living room with attached deck. Full basement with 2 car garage. Whole house generator. With some TLC so much home for the money MLS#202529330 \$445,000

MINERVA CAPE COD



A beautifully preserved 3-bedroom, 1.5-bath Cape Cod home, full of timeless character and warmth. Much of the original woodwork remains intact, showcasing the craftsmanship of a bygone era. Hardwood floors run throughout the entire house, adding to its classic appeal. Enjoy the changing seasons in not just one, but two inviting 3-season porches perfect for relaxing or entertaining during the warmer months. The spacious living room features a cozy wood-burning fireplace, while exquisite stained glass windows add a touch of elegance & color to the space. Recent updates include a new electrical service, generator, & blown-in attic insulation—offering both comfort & peace of mind. A generously sized attached garage is located on the lower level. Ideally situated between Minerva Lake, & Gore. MLS#202521718 \$382,000.

RANCH IN SCHROON LAKE



NEW PRICE
A great opportunity to own a piece of the Adirondacks! Just 4 minutes from the village of Schroon Lake is a 3 bedroom - 1 bath home that sits on a corner lot of .90 acres. Flat and beautiful property. This home has a full basement. Living room, dining room and kitchen area are open floor plan. Home has a propane generator with a kick on switch, 2 sources of heat. A pellet stove and an oil - hot water baseboard boiler. Attached Large 1 - 2 car garage that can be heated. A great screened room between the garage and house with entry doors to both the garage and house. Beautifully landscaped property with lots of opportunities and quietness! MLS#202524486 \$285,000

BRANT LAKE COLONIAL



Looking for peace and quiet? Look no further than this charming 4-bedroom, 2.5-bath Colonial set on a serene 1.4-acre lot. The spacious primary bedroom offers beautiful views of Brant Lake and the surrounding mountains. Hardwood floors and tile run throughout the main level, while all bedrooms are comfortably carpeted on the second floor. This home also features an attached two-car garage conveniently located under the residence. Located less than 5 miles from the Brant Lake boat launch, you'll also enjoy quick access to the Northway and nearby towns, making this home both peaceful and convenient. MLS#202521529 \$475,000

LOG SHELL ON 9+ACRES



Enjoy a peaceful setting in Stony Creek. This 9.95 acre lot has an unfinished 3 season cabin with loft and a finished room off the back. Beautiful shed for storage. Enjoy a nice driveway into the property that has a pond on the right. Lots of great opportunities with space to grow. Finish the beautiful log home to your liking. Close to great pubs, restaurants, towns, ski areas. Only 20-25 minutes to Lake George. MLS#202527598 \$135,000.

FARMHOUSE IN CROWN POINT



NEW PRICE
Peaceful, historic farmhouse on 2.45 acres—fully furnished and move-in ready! Perfect as a home, getaway, or Airbnb. Features a classic country kitchen, cozy living room with propane fireplace, office/den, laundry room, and bright bedrooms upstairs with bonus TV nook. Sunny yard with shed and walk-out basement. Close to Penfield Pond trails, waterfalls, museum, and just minutes to Schroon Lake & Vermont. MLS#202524305 \$189,000

FARMHOUSE ON 46 ACRES



Fixer-upper farm-house on 46-acres in near Brant Lake. Just over 2-miles to the Brant Lake public boat launch. Currently 4 existing lots (including the farm-house lot) the rear 45.8 acres can be sub-divided further. 200-amp electrical panel, drilled-well, and concrete septic in place. Winter views of Brant Lake from atop the high point of the rear 45+ acre parcel. (summer views with select clearing) Very unique properties for the right buyer. MLS#202518548 \$245,000



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TROUT BROOK



Situated on 3.7 serene acres, this cozy 3-bedroom log home offers over 400 feet of frontage on picturesque Trout Brook with small waterfalls. A beautiful stone fireplace anchors the inviting living space, while mature landscaping—including a fruitful pear tree—adds to the natural appeal. Enjoy modern updates throughout, including central air conditioning, new washer & dryer, dishwasher, and a recently winterized porch for year-round enjoyment. Previous upgrades include a newer furnace, generator & well, offering peace of mind and efficiency. The property also features several outbuildings, a garden bed, and ample privacy. Located just minutes from the Northway, Schroon Lake public boat launch, and within a short drive to Gore Mountain and Chestertown, this home is perfect for a full-time residence or Adirondack getaway. **MLS#202525709 \$421,500**

SCHROON RIVER



"DIRECT-RIVER-FRONT-CABIN" on the Schroon River. Open Layout with cathedral ceilings and exposed beams. 2-bedrooms with additional sleeping loft. Large wood burning fireplace for those chilly evenings. Newer concrete septic, drilled well, electric, and high speed internet. Screened-in porch off the river side of the house. River is great for kayaking, tubing, or fishing. Cabin is currently 3-season but could be 4-season with some modifications. **MLS#202530220 \$249,900**

CRYSTAL LAKE TOWN HOUSE



Neat as a pin 3bed 2bath Townhouse on beautiful Crystal Lake. Includes use of the assn. amenities. Amazing views of the water and surrounding mountains. Open floor plan. Close proximity to Chestertown, the Northway, local shops and restaurants. Perfect for entertaining. Book a showing today and start your summer right in the Adirondacks. **MLS#202516649 \$389,000**

BOAT INTO SCHROON LAKE



Enjoy your own direct 50' of river frontage on the Schroon River with boating access into Schroon Lake! With an open first floor layout, 4/5 smaller bedrooms & 1.5 baths, this year-round cabin is exactly what you're looking for! Needs updating and dock work, but has great bones! **Being offered at \$355,000**

SCHROON RIVER



A slice of heaven! Recently remodeled cottage with 188' on Schroon River several miles north of Schroon Lake Village. 1 bedroom, sleeping porch, living room, eat-in kitchen, bath. Knotty pine wall throughout. 8' x 10' shed. New drilled well. New septic. Mostly furnished. Easy stroll to massive sandy beach on Schroon River. Must see to appreciate. **MLS#202521503 \$239,000**

SCHROON RIVER LOT



Fish, paddle, build! Your very own 509' of private frontage plus your own mini island on the Schroon River! Over 3 acre buildable lot with driveway in place and power at the road. Just south of the dam (no access to Schroon Lake). Ideal location for fishing, paddling, rafting & swimming. Conveniently located to the Adirondack Northway and area amenities! **MLS#202516184 \$179,900**

SCHROON RIVER



Adorable 2-Bedroom Cottage on the Schroon River! Enjoy life on the water in this charming 2-bed, 1-bath getaway located above the dam, offering boat access directly into Schroon Lake! Cozy living room area with views of the river. Plenty of kitchen space. A dining room w/fireplace to enjoy with friends & family! Short drive to downtown Chestertown & Schroon Lake! Close proximity to surrounding lakes, hiking trails & restaurants. Your Adirondack adventure awaits! **MLS#202527609 \$299,000**

HUDSON RIVER CABIN



A one-of-a-kind escape on the Hudson River! This unique off-the-grid cottage on 8.48 acres is nestled in the woods and offers the perfect blend of privacy and natural beauty. Relax to the soothing sounds of the river from the spacious screened-in porch. Inside, you'll find 2 bedrooms, a cozy loft, and two generous living areas, all framed by large bay windows overlooking the water. The river frontage is truly special—featuring both deep pools ideal for swimming and fishing, and shallow, sandy areas perfect for wading and relaxing. Also tubing, rafting, & kayaking! While the setting feels completely secluded, you're just a short drive from town amenities, including local restaurants and shops. The ultimate getaway for family, friends, and anyone looking to disconnect and recharge. **MLS#202520075 \$299,900**

THIRTEENTH LAKE



Lake & beach access to 13th Lake in Garnet Hill—just 15 minutes from Gore Mountain. Enjoy all that the Garnet Hill Lodge area has to offer, including dining, a pub, and a large indoor fireplace perfect for relaxing after a day outdoors. This four-season location provides endless recreation: hiking, swimming, paddling, snowshoeing, cross-country skiing, mountain biking, and more. This 8.71-acre parcel features beautiful views of the western mountains and offers a private, wooded setting ideal for building your dream Adirondack home. A gravel driveway is already in place at the front of the property and may be extended depending on your preferred build site. Conveniently located just 10 minutes from North Creek and 15 minutes from Indian Lake, this property combines seclusion with easy access to amenities, dining, and additional outdoor adventure. A new survey and site plans are available. A fantastic opportunity for anyone seeking the ultimate ADK primary residence or vacation retreat **MLS#202529933 \$175,000**

TICONDEROGA DINER



Amazing opportunity to become the owner of a well-established diner and catering business in Ticonderoga. The Hot Biscuit Diner has operated successfully for over 31 years and has received more than 700 reviews, with an average rating of 4.3 stars. The restaurant offers seating for 100 guests and includes a large back area suitable for special occasions. The sale encompasses the catering business as well as most of the equipment required for off-site events and functions. The current owners will assist the buyers in becoming fully acquainted with the business operations prior to the completion of the transaction. Financial information and seller financing are available to qualified buyers. **MLS#202522213 \$525,000**

BRANT CREEK



3 separate approved building lots with docking rights on Brant Lake Creek. Easy access to Brant Lake. Underground power is already in place, and site plans are already in place. Lots range in size from .71 acres to 1.3 acres, prices range from \$75k- \$99k

DUPLEX IN CHESTERTOWN



This is a Multi-family 2-unit rental in the heart of Chestertown! Walking distance to everything in town- shops, restaurants, etc. Main level is a commercial space w/ half bath (currently not rented) 2nd level- 1 bed/1bath apartment. New metal roof! Parking is located behind the building. Must have 24-48 hr notice for ALL showings! **\$199,000**

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JOHNSBURG 184 ACRES - 184+ acres of nature can be yours with this beautiful lot located just 5 minutes from Gore Mt! Perfectly suited for a family compound, nature refuge, or multiple home sites, and the entire lot gently rises to the back from State Rt 8. There is quite a bit of road frontage along State Rt 8. allowing for multiple access points, and power and broadband internet are along the road . Call today for a showing! **\$497,500**



RIVER RD GORE VIEWS New construction in North Creek! Come see this beautiful 3 bedroom 2 bath home with open layout, and direct views of The North Creek Ski Bowl and Gore Mt's Burnt Ridge! This thoughtfully laid out, single story ranch home, was built with efficiency and convenience in mind with LP radiant heat throughout, plenty of windows for natural light, and spray foam insulation. Ideally located adjacent to the Hudson River, and just a few minutes walk from downtown North Creek, and a few minutes drive to Gore Mt! **\$425,000**



THE BLACK BEAR RESTAURANT AND BAR - The iconic Adirondack establishment known as the Black Bear Restaurant and Bar! This business which offers breakfast, lunch and dinner daily along with the adjacent bar, has been running for over 75 years, and is waiting for a new owner to come onboard for the next 75 years! Situated in a very high traffic area just off of I-87 The Northway exit 26, this location is one, if not, the best spots in the area. Offered totally turn-key, with everything included in the sale. **\$399,900**



OLMSTEDVILLE COLONIAL WATERFRONT - A 5-bedroom century plus old classic home on 4.27 acres with waterfront on Minerva Stream. The location of the property is a must see and is located in the historic hamlet of Olmstedville. Within a short walking distance are located a small convenience store, Olmstedville post office, Minerva Central School and the Town of Minerva Historical Society Museum. This property can have one additional lot subdivided off. Fiber optic internet service available. Located just 7 minutes from Minerva Beach, 15 minutes to the NYS boat launch on Schroon Lake, 15 to Interstate 87 and just 10 minutes from Gore Mt and North Creek **\$264,900**



37 MAIN ST BUILDING LOT - Level building lot that has been approved for either a single family home or 2 family home, with an engineered septic plan, and access to Town water. Situated just 2 minutes from downtown North Creek, and just 5 minutes to Gore Mt, this lot is a perfect place to build your dream home, or investment property. **\$49,900**



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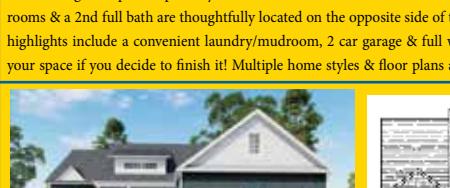
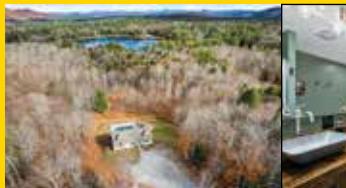
Build your dream. Live your legacy. Welcome to The Preserve.



Beautifully Remodeled Farmhouse on 1+ Acres in the Heart of Queensbury! Step into timeless charm with this beautifully remodeled 4+ bedroom farm house set on a total of 1+ acres of stunning land. Rich with original character, the home features authentic woodwork, vintage doors with original hardware, and two classic staircases that enhance its historic appeal. The spacious and beautifully updated kitchen offers custom cabinetry, matte-finish stone countertops, and a welcoming breakfast bar—perfect for gathering. Enjoy a formal dining room, a large and inviting living room with a cozy fireplace, and a first-floor office or optional bedroom with an adjacent full bath. Upstairs, the expansive primary bedroom includes an enormous walk-in closet, two additional bedrooms, a second full bath, and a large laundry room located on the upper level. Recent updates include a new boiler, updated flooring, drywall, and many more updates for peace of mind. Outside, the property includes an impressive deck—perfect for recreation, animals, gardens, or future building potential. A rare opportunity to own a beautifully restored farmhouse with acreage, character, and modern comfort—right in the heart of Queensbury!!!



New Construction:\$699,900 - McKenna Construction is offering this beautiful 3 bedroom 2 bath custom farmhouse situated on 5+ acre lot in quiet area of Moreau! Accommodating open floor plan, w large kitchen w pantry & island, dining room & living room w vaulted ceiling & fireplace! Luxurious primary suite w gorgeous bath & WI closet, separate from other 2 bedrooms allowing maximum privacy! Mudroom area w laundry & 2 car garage. Upgraded finishes include Hardwood floors, tile baths, custom tile shower in primary suite, SS appliance package, granite counters, 9' ceilings in basement & 1st floor & much more! 4-5 acre lots to choose from and we can build to suit! Build our plan or bring your ideas and we can customize any home to your wants & needs! Build the home of your dreams!



THURMAN \$549,900 - Adirondack Retreat on Nearly 7 Private Acres - Minutes to Hickory & Gore Mountains! Escape to your own private mountain oasis on nearly 7 acres of pristine Adirondack land! Perfectly located just minutes from Hickory and Gore Mountains, and only 20 minutes to Lake George, Lake Luzerne, and the Great Sacandaga Lake, this property offers the ultimate blend of privacy, recreation, and relaxation. Enjoy stunning mountain views while lounging beside your in-ground pool, soaking in the hot tub, or gathering around the fire pit under the stars. Inside, the main level features a cozy living room w fireplace, custom Adirondack style kitchen, and dining area that opens to huge entertaining deck! Main level primary ensuite boasting a luxurious bath and walk-in closet. Two additional bedrooms and a full bath complete this floor. Upstairs, you'll find an expansive family room with a half bath, plus an impressive guest suite offering a large bedroom, full ensuite bath, and generous closet space — ideal for hosting family or guests. The walk-out basement adds even more living space with an amazing finished game room, wet bar, and half bath, leading directly to your private outdoor entertainment area — pool, hot tub, and fire pit included! Whether you're seeking a peaceful year-round residence, a vacation home, or a turnkey Airbnb investment (currently generating \$100K annually), this property delivers endless possibilities! Surrounded by nature and adventure — from hiking and skiing to hunting and boating — this is the Adirondack getaway you've been dreaming of! Don't miss out!!



MOREAU NEW CONSTRUCTION \$664,900 - Welcome to The Preserve! Cerrone Builders exclusive new Moreau development! Located minutes to the Northway for an easy commute to Saratoga & Lake George! Phase 1 has 12 lots, come choose yours today!! Offering this Custom ranch with 3 bedrooms & 2 Baths. Open floor plan, with beautiful kitchen w breakfast nook & island, formal dining, living room w fireplace & optional screened back porch. Primary suite with walk in closet and private bath. 2 additional good sized bedrooms and 2nd full bath on the other side of home allowing ultimate privacy. Laundry area & huge mud room, 2 car garage and full basement. Beautiful 1+ acre lot w Hydro seeded lawn, IG sprinklers, paved driveways & landscape package! Don't miss out on your opportunity to build in this amazing site! Many home styles available

Happy Holidays





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3325 State Route 8
4BR/3BA**
MLS#202527962
**Tiffany Kasare
518-307-9149**



**\$560,000 Argyle
2158 Coach Road
3BR/2.1BA**
MLS#202527575
**Jessica Rosario
518-879-2530**



**\$685,000 Fort Ann
11 Tupper Lane Way
4BR/3.1BA**
MLS#202527147
**Mary Sullivan
518-260-1761**



**\$579,000 Lake George
33 James Street
3BR/2BA**
MLS#202527672
**Tressa Corlew
518-307-6927**



**\$6,500,000 Diamond Point
8 Capri Court
5BR/5.1BA**
MLS#202426091
**Daniela Massaroni
518-330-1730
Nick Massaroni
518-681-2003**



**\$399,900 Moreau
1674 Route 9
2BR/1.2BA**
MLS# 202516566
**Bonnisue Neil
518-744-4824**



**\$549,000 Lake George
40 Finkle Farm Road
3BR/2BA**
MLS#202524178
**Steve Jackoski
518-376-3291**



**\$584,900 Ballston Lake
20 Stonebridge Drive
3BR/2.2BA**
MLS#202529241
**Tess Goode
518-253-5403
Susan Kassal
518-222-0102**



**\$329,000 Whitehall
63-140 LeMayville Way
MultiFamily**
MLS#202529979
**Rachel McNamara
518-683-9997
Lisa Grassi Bender
518-744-7795**



**\$315,000 Queensbury
3 Brookwood Drive
3BR/2BA**
MLS#202530154
**Tracy Bauer
518-232-5400**



**\$259,999 Glens Falls
23 Birch Ave
4BR/2BA**
MLS#202524185
**Cindy Anthis
518-470-6341**



**\$379,000 Greenwich
5 Cabel Street
4BR/3BA**
MLS#202526288
**Tammy Sutphin
518-796-2211**



**\$4,600,000 Diamond Point
6 Capri Court, C1
5BR/4.1BA**
MLS#202426079
**Daniela Massaroni
518-330-1730
Nick Massaroni
518-681-2003**



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Jill Brady
Real Estate SalespersonBarbara Kearney
Associate BrokerMary VanLeuven
Associate Broker, SRES

DIRECT (518) 932-8077 DIRECT (518) 223-9957 DIRECT (518) 796-5292



Schroon Lake ~ 85' Of Private Sandy Beachfront on Serene Western Shore. Priced to move this fall! Below 2025 summer median; year-round systems; easy beach entry; fast close possible! Not all lakefronts are created equally: This beach has a stretch of soft, sun-kissed shoreline at this true hidden gem — perfect for morning coffee barefoot in the sand watching the breathtaking sunrises, spontaneous swims, or unforgettable sunset gatherings with 2 to 14 family, friends and guests. Where

children remember sandy summers and adults come back year after year! Seller Credit of \$7,500 for a dock. This renovated 5-bedroom, 4-bath lakefront home blends comfort, style, and all-season usability. Sleeps 14 comfortably. Gourmet kitchen with new appliances and an expansive gathering room make entertainment effortless. Dual lakeside decks overlook your beach and the 9-mile stretch of pristine Schroon Lake waters — capturing postcard-worthy sunrises and calming mountain views year-round. Recent upgrades include: new kitchen and appliances, new bathrooms, expanded lakeside deck, new roof, refreshed landscaping, upgraded lighting, four-season insulation, and a commercial hot water heater — optimized for year-round enjoyment and hosting. Lifestyle & activities: boating, swimming, hiking, lakeside campfires, amazing fishing, snowmobiling, ice fishing, skiing — make the most of every season on the water and in the calming mountains. Lucrative, six-figure rental history and repeat guests, this property offers both personal enjoyment and legacy potential. Don't miss this opportunity to negotiate for your own lakefront where "SANDY SUMMERS NEVER FADE"!!! **\$1,299,000** Call Jill 518-932-8077



Charming Farmhouse Just 10 Miles from Gore Mountain - A Hidden Gem with Scenic Views and trails of its own. Step back in time with this character-filled 4 bedroom+, 2-bath farmhouse. With over 2,000 square feet of space, this home is brimming with potential and waiting for a new family to bring it back to life.

Imagine sipping lemonade on the classic front porch, soaking in breathtaking mountain and Meadow views right across the street. Natural light floods the home through all the front windows that frame the stunning scenery. Inside, you'll find vintage charm around every corner—a place where countless memories were made, and many more await the New Owners. The home features a recently replaced main roof, providing a solid start for your vision. Whether you're seeking a peaceful getaway, year-round home, or a renovation project, this property offers the perfect canvas. This setting is ideal for lovers of nature, the outdoors and wildlife. Home needs TLC and is being sold as is. Motivated Seller!!! **\$250,000** Call Jill 518-932-8077



Welcome to a peaceful Adirondack retreat featuring two parcels: a charming 3-bed, 1.5-bath ranch on 1 acre and a 5+ acre vacant lot across the road—perfect for expansion or recreation. The updated home offers newer appliances, cozy wood stove, and a bright three-season room with shaded diffuser screens. Enjoy outdoor decks, perennial gardens, a fire pit, and a whimsical "pondle." The lower level includes high ceilings, a family/game room, additional bathroom, 2 storage rooms and heated workshop. A detached 2 car garage and shed provide ample storage. Just minutes from Exit 25, North Warren School, and an hour to Albany Airport **\$374,000** Call Barb (518) 223-9957



Charming 3-Bedroom, 2-Bath Home with Oversized Barn in the Heart of the Adirondacks. This older 3-bedroom, 2-bath home is full of character and ready for your personal touch and TLC. With solid bones and plenty of potential, it's the perfect opportunity to create your dream getaway or year-round residence. Home has been in the family for 4 generations. The property features an oversized barn/garage with a full loft—ideal for lots of storage, workshop, game room or stargazing. Awesome yard! Generator hookup. Located between Loon Lake and Brant Lake, you're truly in the middle of it all. Just a hop, skip, and a jump to the Schroon River and its dam for great fishing also within walking distance to The Crossroads for essentials, snacks, or a scoop of ice cream on a summer day. Enjoy all that the Adirondacks have to offer—lakes, rivers, trails, and small-town charm—all from your own peaceful retreat Home sold "as-is". **\$185,000** Call Jill (518)932-8077



The Panther Mountain Inn in Chestertown, NY is a turnkey year-round restaurant/tavern with a 14-room hotel (currently in full operation) and a spacious innkeeper's apartment. Centrally located in the Adirondacks, it offers a cozy atmosphere for dining and lodging. The family-friendly dining specializes in pizza and tavern fare, with several craft beers on tap. The first floor has three hotel rooms with private baths, cable TV, refrigerators, and individual heat/AC, plus a business office and a large one-bedroom apartment. Upstairs, you'll find nine more hotel rooms with similar amenities and a two-room suite sharing a bath. Perfect for guests seeking a comfortable stay in the heart of the mountains. All Furnishings and Equipment included in sale. **\$499,900** Call Barb (518) 223-9957



Welcome to your serene Adirondack retreat on the shores of Loon Lake, where the call of the loons will greet you. This charming 3-bedroom, 1-bath cottage boasts 37 feet of private lakefront with a dock—perfect for swimming, boating, or simply soaking in the serene views with family and friends. Inside, you'll be embraced by classic Adirondack ambiance, featuring a stunning stone fireplace, a cozy sleeping loft, and spacious gathering

areas designed for making lasting memories. The newly renovated country kitchen and updated bathroom offer a seamless blend of rustic charm and modern convenience, while the outdoor shower adds a refreshing touch of lakeside luxury. With insulated walls (R-19) and insulated floors, monitor propane heaters, electric baseboard heating, and a wood-burning fireplace, comfort is ensured year-round. A drilled well provides reliable water, and all furnishings are included—just bring your suitcase. Drive down Memory Lane and begin a new chapter of lakeside living, where every day feels like a getaway. **Call Barb (518) 223-9957**



Drive up the driveway to your 30 acre private sanctuary! The stunning Mountain View of Heath Mountain greets you as you arrive! Nestled in total seclusion, this beautiful single-story home offers the perfect blend of tranquility and comfort. Gourmet kitchen, two living rooms, three bedrooms, two baths, two decks, two car garage, full basement, walk up attic and two sheds. Whether you're seeking a peaceful full-time residence or a scenic getaway, this property offers the space, privacy, and views you've been looking for. **\$492,000** Call Jill 518-932-8077



Looking for a peaceful retreat? Look no further! This well-maintained, three bedroom, one bath mobile home sits on 5.88 serene acres and features spacious additions for extra comfort. Endless possibilities to add a second bath or enhance kitchen or third bedroom. Newer roof, brand new dishwasher and Generac generator. Enjoy warm days in your inground heated pool and relax in the privacy of the surrounding countryside. Included is an oversized two-car garage with a large loft, offering plenty of space for storage, a workshop or even a game room. Located just 20 miles to Gore Mountain, perfect for outdoor enthusiasts, whether you're hitting the slopes in winter or hiking, boating or swimming in the summer months. Don't miss out on this unique opportunity to own your slice of tranquility **\$199,900** Call Jill 518-932-8077

EXPERIENCE LIFE AT NEW ELEVATIONS



Nestled in the scenic Au Sable Acres community, this distinctive 4-bedroom, 2.5-bath Adirondack home blends rustic character with modern design. Offering twice the sleeping capacity of a traditional A-frame, this residence also benefits from a low-maintenance pitched roof that complements its classic architectural appeal. Upon entering, you'll find a warm and welcoming interior featuring a perfect balance of natural wood finishes and contemporary updates. The inviting fireside living room creates a cozy space to unwind on winter days, while the newly renovated kitchen boasts stainless steel appliances, an eat-in island, and direct access to the back deck—ideal for outdoor dining and entertaining in warmer months. The second floor offers three spacious bedrooms and a full bath, all featuring beautiful hardwood flooring and exposed wood-beam ceilings that highlight the home's Adirondack charm. The newly finished lower level, accessible from both the interior and a walk-out to the backyard, includes a generous primary suite complete with a private office area, full bath, and laundry room—perfect for year-round living or guest accommodations. Located just a short drive from Whiteface Mountain, Lake Placid, and the High Peaks hiking region, this property provides easy access to world-class outdoor recreation.

Jay

Price: \$439,000

MLS #206039



WHISPERING PINES OASIS

2 Bed 1 Bath ~ 992 Sq. Ft. ~ 1.4 Acres
New Construction ~ Open Concept Living
Main Floor Primary ~ Loft ~ Wood Stove
Partially Finished ~ Materials on Site Included
Add your personal touch and enjoy

Jay Price: \$399,000 MLS# 205979

COZY TURN KEY A-FRAME

2 Bed, 1 Bath ~ 976 Sq. Ft. ~ 0.9 Acre
Knotty Pine Interior ~ Dining Nook ~ Fully
Equipped Kitchen ~ Large Den ~ Three Zone
Electric Heat Covered Front Porch ~ Garage
Short Term Rental Income

Jay Price: \$319,000 MLS# 204928

EAST BRANCH RIVERFRONT

2 Bed, 2 Bath ~ 1,740 Sq. Ft. ~ 1.5 Acre
Open Interior ~ Functional and Elegant Kitchen
Breakfast Nook ~ First Floor Primary Suite
Second Story unfinished space with room for
expansion - Approx. 193 feet of riverfront

Au Sable Forks Price: \$315,000 MLS# 205233



QUIET FIRESIDE HIDEAWAY

3 Bed, 1 Bath ~ 1,024 Sq. Ft. ~ 0.7 Acre
Open Kitchen, Dining and Living Room with
Vaulted Ceiling ~ Bath just remodeled ~ Main
Level Primary ~ Fireplace with Wood stove
Insert ~ Walkout Basement ~ Deck

Jay Price: \$270,000 MLS# 178997

CALL THE MOUNTAINS HOME

2 Bed, 1 Bath ~ 694 Sq. Ft. ~ 0.9 Acres
Hardwood Cabinets ~ Woodstove and Electric
Baseboard Heat ~ Covered Screen Porch
Workshop with Additional Storage ~ Explore
the Adirondacks from a Quiet Forested Setting

Jay Price: \$235,000 MLS# 178414

PEAK ADIRONDACK COMFORT

3 Bed 1 Bath ~ 817 Sq. Ft. ~ 0.9 Acres
Combined Living Dining and Kitchen open
space ~ Partial Knotty Pine Interior Finish
Hardwood Cabinets ~ Woodstove ~ Large
Deck ~ Two Car Attached Garage

Jay Price: \$235,000 MLS# 205618

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An Architect designed and built Adirondack home is on 8.5 wooded acres of land with a Mountain View. The meticulous craftsmanship, attention-to-detail, thoughtfulness and love that went into creating this home is seen in every square foot. The great room features a hand-laid stone fireplace featuring a specially designed heating element and wood storage. Plus, there are three mini-split heads for energy efficient heating and cooling throughout. The home has a delightful and efficient kitchen with a pantry, three bedrooms, two full bathrooms, abundant closet space, and built-in storage. There is an oversized deck to enjoy this private setting with open areas and mountain scenery. A full basement with private entry can easily be finished for an additional living space or workshop. Fiber optic cable is installed as is a Tesla universal charger. North River is an entryway to the Adirondacks and all the adventures it includes. It is only 10 minutes to Gore Mountain Ski Area. Garnet Hill Lodge and Outdoor XC Ski Center is even closer, the Hudson River for rafting and kayaking is one mile away and North Creek businesses are 5 miles away. \$459,000



Attractively renovated vacation home, located near Gore Mountain, is now available! With 5 bedrooms, 2 and 1/2 bathrooms, it is an ideal get away for those who love skiing and adventures, Unwind in a hot tub or European sauna. This lovely property boasts a spacious deck, complete with a built-in dining area, a vast and level lawn perfect for outdoor games, and a fire pit for sharing stories. These features offer ample space to enjoy the beautiful outdoors. Located conveniently just an hour north of Albany, half an hour from Lake George, and only a few miles from North Creek, this vacation home has served as a rental and is now awaiting new owners to call it their own. Don't let this opportunity slip away to possess a slice of Adirondack paradise \$289,000

TEN ACRE Building lot. Lovely recreational vacation location in the Town of Chester. Private maintained roads with nice camps and homes. The lot feels as if it's set in the heart of a wildlife preserve. Small non salvageable cabin on the property that had electricity to the site. Wonderful location for a get-a-way cabin in the woods , 6 miles to North Creek the home of Gore Mountain Ski Center. Build your vacation home here in the Adirondacks. \$54900

GARNET HILL. Premium Garnet Hill Association wooded lots ready for your building plans to be in the Garnet Hill Association, a community of single-family residences with Garnet Hill Lodge and its Outdoor Center with a 50km XC ski trail network. The Adirondack APA approved wooded lots conveys the right to the HOA's beach, boat, and swimming waterfront on motor-less 13th Lake. There is a new tennis court and two pickle ball courts for association members. Gore Mountain ski area is 15 minutes away and the Hudson River for rafting is 10 minutes away. Lots available starting at \$105,000

Specializing in Lake George & Distinctive Area Properties



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



HIGH TRAFFIC RESTAURANT In the historic community of Whitehall. Opportunity for an investor looking for a high-visibility property w/apartment. Located on Route 4, one of the busiest thoroughfares in the region. Renovated restaurant w/2BR apartment above. A turn-key solution! \$979,000 mls#202524253



MODERN CONTEMPORARY 4.53A in Qsby. Kitchen w/island cook-top & seating, pass-thru windows to living room & dining room. Open floor plan, soaring ceilings, laundry room, steam room, WIC's. Security system & Generator In-ground swimming pool, pergola, outdoor kitchen & screened pool house. Landscaped. \$899,000 mls#202522508



MONTANA THEMED 2800sf Luxury Lodge Farmette. Incredible mountain views & sunsets year-round. Open floor plans on both levels. Modern chef inspired custom kitchen. Radiant heat floors. Granite Fireplace surround wood burning stove. Barn/Workshop for equipment and/or horses/livestock. Mostly furnished. New sauna & Hot tub! Whole house generator! \$889,000 mls#202528613



LOON LAKE 173'Lake frontage. Beautifully renovated modern farmhouse with 4 spacious bedrooms, 2 full bathrooms, fireplace in the cozy living room. Swim in the lake, relax on your private beach, or unwind under the stars around the lakeside fire pit. Two-season outbuilding adds flexibility. Fully furnished home also offers short-term rental history. \$725,000 mls#20253022



GREAT LOCATION! Ideal Bolton Landing location for retail/office commercial space. 630sf Main level is currently used for retail & display. Lower level approx. 525sf is a finished basement w/full bathroom. Access to the basement from inside & outside. High foot traffic and across the street from a public parking area. \$585,000 mls#202424539



57+ACRES of Adirondack wilderness, this retreat offers Two rustic cabins: the upper cabin, powered by generator w/an outhouse for off-grid lifestyle. The lower cabin offers cozy wood-stove heat & the charm of simple living. A barn provides ample space for storage. Located just 20 minutes from Gore Mountain and 30 minutes from Lake George. \$225,000 mls#202528560



SOUTH GLENS FALLS Ranch with 3 bedrooms & 1.5 bathrooms. Provides a blank canvas for someone with vision to restore, refresh, and create value. Situated on a quiet street with a spacious back yard, this is an ideal opportunity for a buyer looking to put in the work and make it their own. \$199,000 mls#202529910



LODGES AT CRESTHAVEN Fractional ownership unit at resort property in Lake George (3 weeks). Adirondack log cabin with two bedrooms, two full baths, kitchen, washer/dryer & central a/c. Amenities: Beach, hammocks, game room, indoor & outdoor pools, playground, arcade & fitness room. \$40,000 Mls#202523346



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LAKE GEORGE MANSION 300' Lake frontage & 6,000+sf mansion on Green Harbour. Incredible lake views from almost every room. 5+BRs, 6 Bathrooms, 6 Fireplaces. Great room w/large stone FP, dining area & wet bar, custom cabinetry. 1st FL primary BR suite w/FP & lake-facing deck. Attached 3 car garage. 3 Bay boathouse w/sundeck & lifts. \$8,950,000 mls#202526248



MARINA ON LAKE GEORGE! 110' lakefront commercial property on 2+ acres in Silver Bay. An established full-service marina on Lake George w/6 buildings: showroom, 3 boat storage, add'l storage, Lakefront building (office/work space, gas pump w/waterfront shop & 3BR/2Bath apartment), 3 docks. Potential development for up to 23 bedrooms for townhouse project. \$5,500,000 mls#202525758



QUALITY LAKEFRONT Enjoy 323' of Lake George shoreline in Silver Bay with a boathouse, rooftop deck, and docks for 3 boats. This 5,000+ SF Craftsman on 1.1 acres offers 5 beds, 5 baths, stunning lake views, gourmet kitchen, multiple fireplaces, lush outdoor spaces, bonus suite, and most furnishings included. 3 Bay attached garage. \$4,650,000 mls#202525675



STUNNING LAKEVIEW HAVEN 3,724sf of living space, 6 Bedroom, 3.5 Bathroom, on 1.5 acres in Lake George. Fireplace in the living room, main floor bedroom & laundry room. Two kitchens, so part of the home can be sectioned off for guest or extra family living. Attached Garages (2 car & 4 car). Lake facing deck & lake rights. \$2,900,000 mls#202520980



BUSINESS OPPORTUNITY Profitable general store on the east side of Lake George PLUS 3 rental cabins! Great cash flow. 2 short-term rental cabins & 3rd is mthly. Store w/groceries, gifts, apparel, deli serves lunch & dinner. On-site beer & wine license currently in place. Extend season for expanded revenue. \$1,749,000 mls#202512934



BUSINESS Opportunity to purchase a very successful and profitable millwork business. The business designs, builds and installs custom millwork products in the Lake George/Saratoga/Adirondack region. The sale includes all business assets - building, equipment, inventory, goodwill, etc. \$1,599,000 mls#202528840



GLENS FALLS Excellent investment opportunity in vibrant downtown Glens Falls. Fully occupied mixed use building with commercial tenant on the first floor and two large 2BR apartments on the top two floors. Use for investment income or possible owner-occupied. Downtown Glens Falls has seen tremendous growth, this is your opportunity to be a part of it. \$599,000 mls#202525017



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

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Meghan O'Carroll	518 683 0617
Mike Vogel	518 656 9068
John LaRocca	518 223 5206
Valerie Erceg	518 361 2785
Kate Van Dyck	518 796 9936
Danielle Kahlor	917 974 2402
Ashley Nagy	518 698 6012

LAND FOR SALE

LAKE GEORGE SCHOOLS Affordable building lot of 0.78Acre w/200 feet of road frontage, close to Lake George & outlet shopping. \$69,000 mls#202523510

COMMERCIAL ACERAGE in Queensbury. 2 Lots totaling 14 Acres. Off of busy Bay Rd. Close to shopping. Convenient location. The southerly lot is in the Glens Falls School district & the North in Queensbury School District. \$249,000 mls#202029687

ADIRONDACK DREAM! The perfect canvas for your custom home on this nearly 5-acre level parcel in the Diamond Ridge Association. Surrounded by woodlands for privacy, between Lake George and Bolton Landing. \$225,000 mls#202528260