

# North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

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**FREE**

*BRANT LAKE*



*PARADOX LAKE*



*SCHROON LAKE*



*SCHROON LAKE*



*NORTH CREEK*



*SCHROON LAKE*



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**BRANT LAKE**

**PARADOX LAKE**

**BRANT LAKE**



Experience exceptional Adirondack lakefront living on Brant Lake. This custom 3BR home with 2 additional sleeping areas features 3,113 sq ft plus a finished lower level, dramatic window walls with southern lake views, and stunning wood-and-stone craftsmanship. Highlights include two double-sided fireplaces, a custom spiral staircase, spacious game room, and expansive outdoor living with deck, sandy beach, docks, and lakeside fire pit. Detached 3-car garage with guest apartment. A rare, private retreat with unforgettable views. **MLS#202513818 \$2,599,000.**



JUST FOR YOU, A SPECTACULAR 4-bedroom cedar sided custom contemporary chalet located in a private setting with 130' on pristine Paradox Lake. Great room with wood burning stone fireplace and cathedral ceiling, custom kitchen along with a delightful separate lakeside sunroom with sitting and dining area all adjoining a large lakeside wrap-around deck, 2 bedrooms and a full bath complete the main floor. Tranquil second floor primary bedroom contains walk in closets and an ensuite bath with oversized shower, plus a bonus loft space. Lower level contains a spacious workout lakeside bedroom, full bath, a large family room with propane fireplace and a utility room with laundry. Mostly furnished except artwork. A single slip covered dock with large deck completes the waterfront. EV Charger. Separate seasonal 1 car garage. **MLS#202528055 \$2,350,000**



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 \$669,000**

**SCHROON LAKE**

**SCHROON LAKE**

**SCHROON LAKE**



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**



Year-round 2bed/1bath home located in the private Burzee Cedar Grove Association with lake & mountain views! Enjoy morning coffee on the front deck overlooking Schroon Lake. The interior features a spacious living room and kitchen, plus a convenient mud-room with washer and dryer. Enjoy the convenience of co-op ownership! The HOA has 4.3 acres of shared common space with 180 feet of pristine lakefront, complete with a sandy beach and docking for summer fun. Close proximity to downtown Schroon Lake! Get in now so you can enjoy the summer! **MLS#202612027 \$459,000**



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**

**SCHROON LAKE**

**TOWNHOUSE DEVELOPMENT**

**PARADOX 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. Don't miss the chance to own this incredible piece of Schroon Lake paradise! Offered at **\$895,000.**



46 approved building lots located less than one mile from Gore Mountain. Seller financing available. This turnkey townhouse development offers preliminary approvals in place and is ideally suited for a builder, developer, or investor. Building plans for duplex, triplex, and quadplex units are available for review, along with completed surveys and site plans. Town water is on site, and a centralized wastewater facility for all units is already installed. The seller is open to creative structures, including fronting building materials if the contractor provides labor, with proceeds to be divided at closing. The project may also be subdivided into smaller blocks of units if preferred. **MLS#202531018 \$1,500,000**

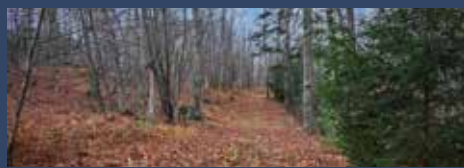


Remodeled lake-house on Paradox Lake. Completely gutted and redone kitchen and bathroom. All new cabinets, countertops, and some flooring. Brand new forced hot air heat system, new hot water heater and fuel tank in the basement. This home sits on 1.57 acres and borders New York State Land to the east. 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-bed-rooms currently with additional sleeping area or office space available. Plenty of room for expansion on this property. **MLS#202421936 \$499,550**

**THIRTEENTH LAKE**

**CRYSTAL LAKE TOWN HOUSE**

**BRANT CREEK**



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#202529953 \$175,000**



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**



.79-acre building lot with docking rights on Brant Creek with easy access to Brant Lake. Underground power is already in place. **MLS#202610746 \$89,000**



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**6BR NEAR NORTH CREEK**

**BRAND NEW**

**SCHROON LAKE W/INLAW**



**NEW**  
Beautifully Renovated 6-Bedroom Ski House on 22+ Acres Near North Creek. Set on more than 22 acres of rolling Adirondack meadow with mountain views, this renovated 6-bed, 3-bath farmhouse is an ideal four-season retreat. Just minutes from North Creek, the property is a well-established rental with an exceptional location: hiking trails nearby, 13th Lake right down the road, white-water rafting at the end of the street, Gore Mountain for skiing, and Garnet Hill Lodge just up the hill. Spacious, comfortable, and designed for groups, the home offers the perfect base-camp for year-round adventure. Rental history and financials available upon request. **MLS#202529937 \$649,000**



**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****



**NEW**  
Spacious 4-bedroom, 3 full bath, 2 half bath home located in Schroon Lake, featuring a versatile in-law suite ideal for extended family, guests, or potential rental income. The main living area offers comfortable living space with abundant natural light, while the separate in-law suite provides added privacy and flexibility. Enjoy relaxing evenings on the front deck porch-perfect for entertaining or unwinding with friends. The home also features a wood stove in the basement area- along with a laundry room, storage room and half bath. Attached one-car garage for convenience & all your outdoor toys. Ideally located just minutes to downtown Schroon Lake and the public beach, this property offers both accessibility and a peaceful setting. A great opportunity for year-round living or a vacation retreat! Offered at \$379,000

**DUPLEX IN CHESTERTOWN**

**BUSINESS OPPORTUNITY**

**MULTIFAMILY 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**



Commercial location with incredible traffic count in the Hamlet zone just off the Adirondack Northway exit 26. 2,200 sq. ft building with endless possibilities. Ample parking and town water. A great investment opportunity. **MLS#202610665 \$325,000**



This is a Multi-family 3-unit rental in the heart of Chestertown! Walking distance to everything in town- shops, restaurants, etc. Main level is a commercial space (currently the Chiropractor office) 2nd level- 1 bed/1bath apartment. Basement level- studio apartment 1bed/1bath. New septic installed 5 years ago- building painted in 2021! All units currently rented- must have 24-48 hr notice for ALL showings! **MLS#202515802 \$235,000**

**HOME ON 3+ACRES**

**SCHROON LAKE HOME**

**RANCH IN SCHROON LAKE**



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 187 for easy access. **MLS#202528178 \$225,000**



**NEW PRICE**  
Fully furnished, move-in ready farmhouse, with a history as a trading post and post office located in South Schroon. Close proximity to Schroon Lake access, boat launch, dining and amenities, with Airbnb potential. 30 minutes to Gore Mountain ski area. Custom decor with 4 bedrooms, 2 baths, and a home office space. Original oak floors. Large covered wrap-around porch (plexiglass enclosures could easily be removed). Many upgrades includes a 1k gallon owned propane tank in ground. 3 in-wall Pleso, propane wall heaters can come on in an instant when there is a power outage. Furnace recently serviced. Storm windows throughout home. Heated garage with its own small furnace. 2 Tesla generators available for purchase (can be solar). Insulated shipping container on property 45' by 8' for storage. Septic pumped November 2025. Short walk to a small path with public access to Schroon Lake. **MLS#202529071 \$299,000.**



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 base-board 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#202524466 \$285,000**

**FARMHOUSE ON 46 ACRES**

**10 ACRE LOT WITH GARAGE**

**CAMP ON 10 ACRES**



Fixer-upper farm-house on 48-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**



10+ acre mountain parcel at the base of Baldwin Mtn. Beautiful views to the west from the top. Lower area cleared, prepped, and ready to go for your home or cabin. Garage built for storage, 200amp electrical pedestal installed, perc tests completed, new surveys completed, driveway and some retaining areas completed. (rocks from the site) Seller financing possible with good credit and deposit. **MLS#202528347 \$92,500**



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 \$139,400**

# VICTORIAN ERA ARCHITECTURE



Step into a rare blend of historic charm & thoughtful modern updates in this well maintained 1926 Victorian, 2,520 sq ft, 4 bed, 2 bath - completely turnkey & move-in ready. Inside, soaring ceilings, original hardwood floors, fireplace, & preserved architectural details showcase the craftsmanship of a bygone era. The updated chef's kitchen features abundant cabinetry, generous windows that flood the space with natural light, & a large unique pantry. One of the two full baths features a Jacuzzi tub, creating a spa-like retreat within your own home. Adding tremendous value is the full third-floor expansion opportunity. Outdoor living offers covered front porch, side porch with hot tub & back porch off kitchen, ideal for entertaining or relaxing in every season. Garden enthusiasts will appreciate the heated greenhouse, raised garden beds, shed, & even a heated pet house.

**Au Sable Forks Price: \$330,000 MLS #206743**



## 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 'OLD CROW' 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: \$309,000 MLS# 204928**



## QUIET HEARTHIDE HAVEN

4 Bed, 1.5 Bath ~ 1,196 Sq. Ft. ~ 0.9 Acres  
Knotty Pine Accents ~ Luxury Vinyl Floors  
Propane Stove w/ Rock Surround ~ Granite  
Countertops ~ New Cabinets ~ New Stainless  
Steel Appliances ~ Immaculate Inside and Out  
**Jay Price: \$300,000 MLS# 206380**



## EXPLORE, RELAX, REPEAT

2 Bed, 1 Bath ~ 756 Sq. Ft. ~ 0.9 Acres  
Knotty Pine Interior ~ Partial Parquet Floors  
Open Kitchen, Dining and Living  
Area ~ Main Level Primary ~ Full Basement  
Attached Two Car Garage ~ Excellent Condition  
**Jay Price: \$239,000 MLS# 205813**



## 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**



## COTTAGE CHARM, HAMLET LIVING

2 Bed 1 Bath ~ 936 Sq. Ft. ~ 0.26 Acres  
Newly Remodeled Bath and Kitchen  
New Appliances ~ Dedicated Laundry Rm  
Detached 1 Car Garage ~ Enclosed Front Porch  
Walking Distance of the Covered Bridge & Park  
**Jay Price: \$175,000 MLS# 206392**

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**MOFFITT ROAD HOME & ACREAGE** - Meticulous custom-designed home. Located on 7.89 acres on town-maintained private dead-end road. Contemporary open-floor plan with spacious rooms & quality construction. 3-4 BRs (including large loft area) & 2-1/2 BAs. Huge master BR with walk-in closet & full bath. Kitchen quartz countertop, hardwood floors, gas fireplace, basement with rooms ready to be painted. High ceilings throughout. Landscaped with stone walls, full-house generator, central A/C, 2-car extra-large attached garage. Wi-Fi, gas FP & heat connect to phone. Within 3 miles to Loon Lake Marina & Loon Lake. Within 15 miles to Gore Ski Area, hiking trails & many opportunities for outdoor recreation. (If interested in both, extra 12-acre lot across the road is listed separately.) **\$775,000**



**CRYSTAL LAKE HOME** - Relax in this charming Adirondack home with 3 bedrooms & 2 full baths. Located on one acre in the Crystal Lake area. Beautiful kitchen, dining room, large living room with stone fireplace, solid wood floors. Full basement and garage. Plenty of storage space. Beautiful outdoor decking. Annual association dues for plowing and rights to non-motorboat Crystal Lake for swimming, beaching, canoeing and kayaking. Within short driving distance to Brant Lake and Schroon Lake for access to larger motorboat lakes, hiking trails and outdoor recreation. Opportunity for rental income, as this home also has a rental history. **\$652,000.**



**WEVERTOWN HOME** - Attention Skiers & ADK Enthusiasts. This 1860's built home is newly-painted and remodeled with updated electric, plumbing & heating. 4 BRs (with upstairs guest living area), 2 BAs, handicap accessible, bright sunny kitchen, stand-up attic space for extra storage room & another possible room. Parental garden. Close distance to North Creek, Gore Ski Area, hiking trails, area lakes & Hudson River. Bordering on two NYS roads, allows for easy access for the vacationer. Also, a lovely home to AIR BNB with private access to the second floor. Neat, clean & well kept. **\$255,000**



**BRANT LAKE HOME ON 4+ ACRES** - Meticulously-maintained home in a beautiful location. 3 BR, 1 BA (with space to add another). Very warm and comfortable. Wait until you see the 3-season porch! Craft/sewing room. Propane heat & central air. Garage. This tree-lined property is located on 4.6 acres with beautiful landscaping. If you're looking to live in and enjoy the Adirondacks, this is the place. Surrounded by lakes and rivers, this property is in close vicinity to I-87 North and South and 25 minutes to Gore Mountain Ski Area. **\$425,000.**



**MOFFITT ROAD ACREAGE** - 12-acre parcel offering beautiful terrain and privacy, yet on a town-maintained road. Plenty of options for a home setting. A very desirable property for your future home construction. Only 15 minutes to Gore Mountain Ski Area, 3 miles to Loon Lake and within a mile of the Hudson River. A wonderful opportunity to enjoy the Adirondack experience. **\$75,000**



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**Jill Brady**  
Real Estate Salesperson

DIRECT (518) 932-8077



**Barbara Kearney**  
Associate Broker

DIRECT (518) 223-9957



Welcome to this fully furnished 2-bedroom, 1.5-bath condo in the sought-after Green Mansions community. It features an open-concept living area with a gorgeous stone wood burning fireplace. Step outside to a private deck, perfect for relaxing or entertaining. A short walk along a wooded path leads to Tripp Lake, offering swimming, paddling, and fishing - or walk right out your door and play tennis or pickleball. On-site storage provides convenient space for recreational gear and seasonal items. Ideal for weekend getaways or full-time living, this peaceful property is close to trails, lakes, and local attractions. HOA amenities include heat, exterior maintenance, snow removal, and more! **Asking \$195,000 Call Barb (518) 223-9957**



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**



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 in-ground 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**



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**



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



Discover luxury living just minutes from Saratoga, Lake George, and a stone's throw from the scenic Moreau Lake State Park. The Preserve offers stunning 1+ acre homesites nestled in a serene, natural setting—perfect for your custom dream home. ✦ New lots available in Phase 2! ✦ Choose from our beautifully designed custom plans, or bring your own vision and let us help bring it to life. Whether you're ready to build or just beginning your journey, The Preserve is a must-see. Come explore the unmatched lifestyle and beauty this community has to offer!



**Queensbury \$599,900** -Let Cerrone Builders build you this thoughtfully designed 3-bedroom 2-bath custom ranch on a beautiful 1 acre lot in an established Queensbury neighborhood! Featuring an open-concept layout, this home offers a seamless flow between the formal dining area, spacious living room w cozy fireplace & beautiful kitchen w island—ideal for entertaining! The private primary suite boasts a walk-in closet & luxurious en-suite bath, while 2 additional bedrooms & a 2nd full bath are thoughtfully located on the opposite side of the home for enhanced privacy. Additional highlights include a convenient laundry/mudroom, 2 car garage & full walk out basement allowing you to double your space if you decide to finish it! Multiple home styles & floor plans available! Build your dream home with us!

**QUEENSBURY \$489,900** - Beautifully designed 3 - BRM 2-bath custom ranch by Cerrone Builders offers the perfect blend of comfort, style & privacy—nestled on a 1+ acre lot in a quiet Queensbury neighborhood! Step inside to an open floor plan, featuring a spacious living room, a formal dining area & a stunning kitchen complete w a pantry, center island & sliding glass doors leading to the backyard! The private primary suite boasts a generous walk-in closet & an en-suite bath, while 2 additional bedrooms & a 2nd full bath are situated on the opposite side of the home for maximum privacy. Laundry area in mudroom entry, 2-car garage, & a full basement! Optional screened back porch available! Customize your home—other plans & styles are available. Don't miss this opportunity to build your dream home with us!



**Moreau New Construction \$825,000** - Brought to you by McKenna Construction, this stunning 3-bedroom, 2.5-bath custom Craftsman sits on 5 beautiful acres, with construction underway and time to choose your finishes. The open-concept design showcases high-end features including hardwood floors, custom cabinetry, granite countertops, upgraded appliances, and more. The living room features coffered ceilings and a custom fireplace, flowing into a spacious kitchen with large island, pantry, and a bright dining area overlooking the expansive backyard and oversized deck. The private primary suite offers a walk-in closet and luxurious bath with custom-tiled shower, while two additional bedrooms and a full bath provide comfort and privacy. A laundry room with half bath and a mudroom off the oversized garage complete this thoughtfully designed home. A rare opportunity to personalize a beautiful custom home in a peaceful setting.

**Queensbury commercial property 9.63 acres** - Exceptional commercial development opportunity in the heart of Queensbury. This 9.63-acre parcel is zoned for moderate commercial use and offers outstanding visibility with frontage on four high-traffic roads: Dix Avenue, Highland Avenue, Quaker Road (Route 254), and Boulevard. Positioned within

a heavily traveled corridor, the property provides excellent exposure and multiple access points. The generous acreage supports flexible site planning for retail, medical or professional offices, restaurants, automotive sales, service businesses, or mixed-use development. Surrounded by established commercial centers and nearby residential neighborhoods, this location offers strong built-in demand. A rare chance to secure a high-visibility parcel in a thriving business district



**Queensbury/ Lake George Schools 3 Approved lots** -Great opportunity for builders, developers, or anyone looking to create a private family compound. This offering includes three town approved separate lots totaling over 17 acres in a highly desirable North Queensbury location within the Lake George School District! Lot 1: 3.84 acres Lot 2: 4.1 acres Lot 3: 9.2 acres Enjoy the perfect blend of privacy and convenience—just minutes from marinas, docking, beaches, schools, shopping, and all that the Adirondack and Lake George region has to offer. Surrounded by nature and wildlife, with state land directly across the street, this property is truly an outdoorsperson's dream. Whether you're looking to develop, build, or invest, opportunities like this don't come along often. Don't miss out!



**Fort Ann 15 acre building lot \$139,900** -Discover a wonderful opportunity for peaceful country living on 15 mostly wooded, surveyed acres with beautiful mountain views. This private setting offers the perfect balance of space, nature, and convenience! The homesite is cleared, excavated, and leveled, making it ready for your building plans. A perk test has been completed, septic is approved for installation, and the driveway is already in place, allowing for a smooth start to construction. Thoughtful preparation makes this property an excellent choice for a variety of home styles and uses! Conveniently located near Lake George, Lake Champlain, and Vermont, with a ski resort within 30 minutes, the area offers year-round recreation. Enjoy easy access to snowmobile trails, hiking, biking paths, and everything the Adirondacks are known for! Set in a quiet rural area abundant with wildlife, this property is ideal for a year-round residence, vacation home or investment opportunity! A rare chance to enjoy privacy, and the outdoors while staying close to regional attractions! Don't miss out!

We're excited to welcome our newest agent

*Cayden Johnston*

to the Hunt Real Estate team!

With a passion for helping clients and a commitment to exceptional service, Cayden is a fantastic addition to our company! We look forward to all the success ahead and are thrilled to have him on board!



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\$589,000 Whitehall  
**11909 US 4  
Commercial**  
MLS#202611531  
**Tracy Bauer**  
**518-232-5400**



\$599,900 Gansevoort  
**83 Mott Road  
6BR/4.1BA**  
MLS#202613627  
**Lisa Grassi Bender**  
**518-744-7795**



\$434,999 Queensbury  
**22 Whippoorwill Road  
4BR/2.1BA**  
MLS#202611032  
**Cindy Anthis**  
**518-470-6341**



\$275,000 Queensbury  
**213 Sherman Ave  
3BR/1BA**  
MLS#202610836  
**Tiffany Kasare**  
**518-307-9149**



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



\$540,000 Queensbury  
**1204 State Route 9  
Commercial**  
MLS#202530512  
**Tina Combs**  
**518-588-7527**



\$499,900 Plattsburgh  
**133 Prospect Ave  
4BR/3.1BA**  
MLS#202612973  
**Sherrill Hazelton**  
**518-683-1716**



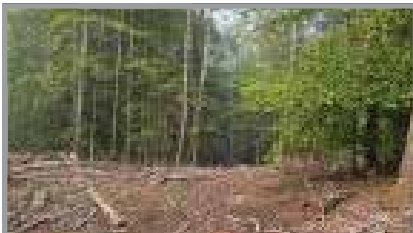
\$258,500 Hudson Falls  
**30 E LaClaire Street  
3BR/1BA**  
MLS#202613628  
**Lisa Grassi Bender**  
**518-744-7795**



\$299,000 Glens Falls  
**31 Crandall Street  
MultiFamily**  
MLS#202529040  
**Tracy Bauer**  
**518-232-5400**



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



\$145,000 Bolton  
**336 Dickinson Hill Road  
LAND**  
MLS#202524064  
**Shannon Andersen**  
**914-490-9534**



\$239,999 Glens Falls  
**23 Birch Ave  
4BR/2BA**  
MLS#202524185  
**Cindy Anthis**  
**518-470-6341**



\$215,000 Lake George  
**L3 Glen Lake Road  
Land**  
MLS#202527242  
**Rachel McNamara**  
**518-683-9997**  
**Lisa Grassi Bender**  
**518-744-7795**



\$155,000 Whitehall  
**15 William Street  
4BR/3BA**  
MLS#202611533  
**Tracy Bauer**  
**518-232-5400**

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**Cheryl Hayes**  
Licensed Real Estate Salesperson  
(518) 335-1399



**Corey Ouelette**  
Licensed Sales Associate  
(518) 744-9997



**Thurman** ~ Amazing county home offering total privacy in the Adirondacks with beautiful views of the surrounding mountains. This custom 4-BR, 2.5 bath home provides space inside and out for year-round relaxation. The 4 large bedrooms each offer its own cedar-lined closet and a addition one on the first floor would be a great home office 5th bedroom. The gleaming hardwood floors, wood beams, tin ceilings and brick fireplace create a warm and cozy feeling inside, while a wide wrap-around deck will double your entertaining space. A new roof was installed in 2023 and the property was artistically landscaped with beautiful perennials, cold hardy fruit trees and cleared enough to provide gorgeous views of Crane Mountain while preserving your privacy. Enjoy the slopes at Gore, boat on nearby Garnet Lake, or hike the thousands of acres of the surrounding state land. **Offered at \$445,000**



**Hadley** ~ Well-maintained 3 bedroom/2 bath cape. Re-built in 2006, it's like new. Open living room, gas-fired woodstove to add atmosphere, fenced rear yard for the little ones and fur babies. It sits back away from the road and surrounded by pines, it's just a few minutes in either direction from the Hudson River for swimming, fishing or boating fun. Move-in ready. **\$295,000**



**Warrensburg** – Historic Miles Thomas house built in 1873. Currently under renovation, two first-floor units are occupied and the huge second floor is ready to be finished as another two units or one large suite for owner occupant. Period features include wood-tiled ceilings, turned-wood columns, gabled returns, and there are HW floors thru out. A breezy wraparound porch provides a summer breeze, a visual of what's going on in town and a close-up view of Hackensack Mtn. With parking for over 20 cars, the first-floor units could also be much-needed office space. The little Town of Warrensburg is easily accessed by I-87 for venturing north or south and access to all the beautiful lakes and features found in the Adirondacks. **\$249,900**



**Warrensburg** ~ 6600 SF church and learning center in the middle of town. Although currently used as a church with learning center and a comfortable three-bedroom apartment with laundry, the wide-open rooms provide the realistic possibility of use as office or retail space with warehousing and storage. Better yet, convert it to much-needed senior housing. Really, the opportunities are endless. **\$274,900**

# Nester's True North Properties



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Gore Mountain Vacation.com



**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**



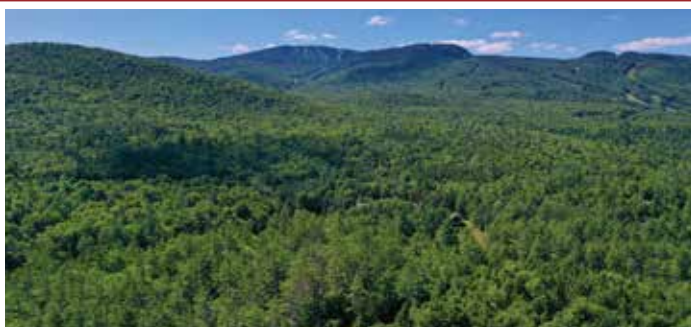
**THE SUMMIT AT GORE MT** - Thoughtfully upgraded with an Adirondack theme is this 2 bedroom 2 1/2 bath unit at The Summit at Gore Mt in North Creek. Being an end unit, there is plenty of natural light in the dining and living rooms, and easy, direct, flat, access from the parking lot. The unit is being offered fully furnished for a true turn key transaction, just bring your clothes and move on in! Located just a short 5 minutes from Gore Mt and North Creek, 20 minutes to the Schroon Lake Boat Launch, and 30 minutes to Lake George. Call to see this gem today! **\$319,900**



**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**



**70 ACRES WITH GORE MT VIEWS** - 70.23 acres of fairly level property with views of Gore Mt and 5 minutes to Gore Mt/North Creek, as well as 1000's of Acres of NY Forest Preserve public land! The zoning of the lot is MX 8.5., which allows for subdivision, and the topography allows for many different building locations throughout the lot. **\$249,900**



**THE PRESERVE AT GORE MT** The most private building lot in The Preserve at Gore Mt, and just a few minute walk from the Clubhouse. The Preserve at Gore Mt is the premier Home Owners location in this area, featuring a Clubhouse with tennis, swimming, fitness room, and sauna, as well as use of Oven Mt Pond and over 600 acres of common land. There is water and power at the street and the lot is ready to build. Just 10 Minutes to Gore Mt, and North Creek. **\$99,000**



**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**

*Spring is the time for new beginnings*

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# 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



**SAGAMORE CONDO** Nice lake views & open floor plan featuring a cozy wood-burning fireplace in the living room, dining area, 2 bedrooms, terrace & storage. Option to purchase resort membership for use of the indoor & outdoor pools, tennis, golf, fitness center, spa. Option to rent dock space. Fully Furnished. \$1,399,999 mls#202520301



**HIGH TRAFFIC RESTAURANT** Exceptional opportunity! At busy crossroads in the Queensbury/Lake George region. On 2.74 acres, it offers visibility & accessibility w/yr-round traffic from tourists & locals. Spacious layout, ample parking & well-established customer base. Flexibility & potential. \$1,299,000 mls#202521825



**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. \$849,000 mls#202522508



**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. \$549,000 mls#202424539



**Welcome to 21 Tripoli Road!** Contemporary bi-level on 4.4 private acres with Adirondack charm. 2,000+ sq ft, updated kitchen, game room with wet bar, and cozy pellet stoves. Enjoy screened porch, fire pit, and trails nearby. Minutes to Lake George, Vermont, skiing, and year-round outdoor adventure. \$419,900 mls#202613637



**BUILDING** with attached 3 Car garage on Main Street in So.Glens Falls. Lots of potential on this 0.2 Acre lot. Main room w/knotty pine, wood stove & cathedral ceilings, 2 other rooms, half bath, 3 attached garage spaces w/woodstove. Storage shed. With variance it could be an office or a small business. \$276,000 mls#202527999



**BRAND NEW CABIN** blend of rustic charm & comfort. Nestled on 1.78 acres for privacy to enjoy the beauty of nature. Features a wood stove for heat, HW floors, kitchen w/hickory cabinets, & washer/dryer. Fire-pit & side deck. \$276,000 mls#202423723



**LODGES AT CRESTHAVEN** Fractional ownership units at resort property (3 weeks). Some w/Lake & Mtn views. Amenities: Beach, hammocks, game room, indoor & outdoor pools, playground, arcade & fitness room, Optional Dock space. Units starting at \$40,000 mls#202523346 & mls#202611823

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&  
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**ACERAGE w/ POND** Own 440 private acres in Bolton, surrounded by protected NYS land. Enjoy exclusive access to 45-ft-deep Indian Pond, famed for bass fishing. Features a 3-bed, 2-bath home, 5-car garage with workshop, solar power, trails, and unmatched seclusion. Your ultimate wilderness retreat and legacy property. \$9,995,000 mls#202612936



**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. \$8,595,000 mls#202526248



**RARE LAKE GEORGE RETREAT** in Cleverdale's Sandy Bay. Renovated 5BR, 4.5BA home sleeps 17 with 110' waterfront, private beach, docks for 4 boats, and stunning outdoor living. Features 3 levels, lake views, hot tub, garage, and modern upgrades. Perfect year-round home or income property. \$6,495,000 mls#202613012



**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



**ARCHITECTURAL WATERFRONT** Masterpiece in Cleverdale on Lake George. 143' of pristine frontage, walls of glass, soaring ceilings, luxe Primary Wing, wine cellar, and two fireplaces. Wrap-around porch and 40' U-shaped dock with sundeck. 4-car garage + generator. A rare modern lakefront retreat. \$4,998,000 mls#202612396



**CLEVERDALE** Lake George lakefront w/117' of direct shoreline on a landscaped 0.52-acre lot. Spacious 3BR/3BA home w/ finished walkout lower level, bonus room, fireplaces, enclosed porch, and expansive lakeside deck. Includes covered U-shaped dock with sundeck, firepit, attached 2-car garage, and shed—perfect for luxury waterfront living. \$4,199,000 mls#202614082



**ADIRONDACK MASTERPIECE!** Artfully designed log home w/custom woodwork & gorgeous views on 0.76 acre. Includes 78' of Lake George waterfront with boathouse, 3 slips, lift and upper 3 season room. The impressive garage has a workshop area, lifts & air, plus a loft area. Great Room w/Stone FP. High-end kitchen. Easy main level living. Landscaped for the ultimate dream escape! \$2,500,000 mls#202523843

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## LAND FOR SALE



### BUILD YOUR DREAM ESCAPE IN BOLTON LANDING!

1.31 acre parcel on a peaceful street w/no HOA restrictions, freedom to create your ideal retreat just minutes from the shores of Trout Lake & Lake George. Privacy & convenience. \$99,900 mls#202528854

### ACREAGE IN QUEENSBURY!

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

### COMMERCIAL 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