

North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

AUG 15 - SEP 15 2026

"Celebrating 39 Years of Service"

Vol. 39, No. 5

FREE

northcountryrg.com

FREE

LAKE GEORGE



BRANT LAKE



PARADOX LAKE



LOON LAKE



LOON LAKE



LOON LAKE



Gallo
REALTY ADK

518-494-4600

518-532-7400

www.GALLOREALTY.com

**SEE PAGES
2 - 3**



A Glebus Publication®

INTERESTED IN ADVERTISING?
Email us at hgmag@aol.com



(518) 494-4600
WWW.GALLOREALTY.COM
6129 STATE RTE 8
CHESTERTOWN, NY 12817

Gallo
REALTY ADK

LAKEFRONT & LAKE ACCESS

WHERE THE ♥ IS



(518) 532-7400
1087 US ROUTE 9
SCHROON LAKE, NY 12870

LAKE GEORGE



NEW
Extraordinary 25-acre estate parcel with arguably the finest views in the Southern Adirondacks. Includes custom Vermont Timber Frame home package, approved plans, and Town approvals. An unmatched opportunity. **MLS#202621985 \$2,855,790**

BRANT LAKE



NEW PRICE
Exceptional Brant Lake lakefront with over 3,100 sq. ft., 3BR plus 2 sleeping areas, finished lower level, soaring window walls, and exquisite Adirondack craftsmanship. Sandy beach, docks, stone fire pit, expansive decking, and detached 3-car garage with guest apartment. A premier waterfront retreat. **MLS#202613818 \$2,349,000**

PARADOX LAKE



NEW PRICE
130' of frontage on crystal-clear Paradox Lake. Custom 4BR, 3BA chalet with over 3,300 sq. ft. on 1.8 wooded acres. Great room with stone fireplace, lake-side sunroom, wraparound deck, covered dock, and beautiful mountain views. Minutes to Schroon Lake and Gore Mountain. **MLS#202528055 \$1,795,000**

BRANT LAKE



NEW
Beautiful log-sided lakefront home with 100' of private shoreline, sandy swimming area, deep-water dock, soaring ceilings, walls of glass, lakeside deck, screened porch, and finished walkout lower level. Exceptional year-round Adirondack living. **MLS#202622102 \$1,385,000**

CRYSTAL LAKE



PENDING
Custom waterfront retreat inspired by the Adirondack Great Camps. 4+ bedrooms, hand-crafted woodwork, three fireplaces, screened porch, home office, whole-house generator, and stunning lake views. A remarkable legacy property. **MLS#202621535 \$1,349,000**

LAKE GEORGE



NEW
25-acre approved homesite with breathtaking Lake George and Adirondack Mountain views. Driveway and power underway. Approved timber-frame plans included, or design your own dream retreat. **MLS#202621986 \$999,900**

LOON LAKE



100' of private frontage with panoramic lake and mountain views. Year-round 4BR, 2BA home featuring open living, finished walkout lower level, wood-burning fireplace, new heating/cooling system, Generac generator, permanent dock, sandy shoreline, and detached storage. MLS#202617817 \$924,900

SCHROON LAKE



Year-round 4BR, 3BA home with lake views, loft, finished walkout basement, wraparound porch, central air, and antique wood stove. Includes shared sandy beach, dock slip, and 4.3 acres of common waterfront. **MLS#202614253 \$895,000**

SCHROON LAKE



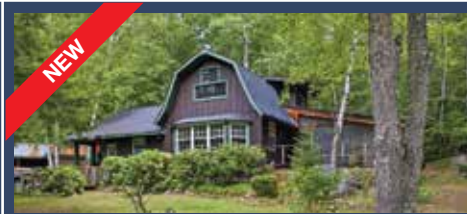
NEW PRICE
Cozy 4-bedroom, 1-bath, three-season lakefront retreat with 100' of private shoreline, sandy beach, and dock on beautiful Schroon Lake—no road to cross! Enjoy knotty pine cathedral ceilings, a wood-burning fireplace, a Rinnai LP heater, a new roof, and high-speed internet. Relax on the covered deck with stunning lake and mountain views, or spend your days boating, swimming, and fishing. Lovingly owned by the same family for 25 years, this Adirondack getaway also includes a bonus parking area at the top of Sugar Hill. A rare opportunity to create lasting lakefront memories! **MLS#202617322 \$829,000**

LOON LAKE



Custom 3BR, 2.5BA home on 5+ private acres with deeded docking and sandy beach access. Cathedral great room, stone fireplace, granite kitchen, private primary suite, radiant-heated lower level, workshop, and central A/C. A rare Adirondack lake access property. **MLS#202620902 \$819,000**

LOON LAKE



NEW
Historic year-round Adirondack retreat on 3+ acres with two deeded parcels and boating access to Loon Lake. Features reclaimed Watch Rock Hotel details, hand-hewn beams, screened porch, wood stoves, private waterfront, and future building potential. **MLS#202622715 \$765,000**

MADISON CREEK



Private retreat on Madison Creek with forests, waterfalls, wetlands, and wildlife. Features full basement, workshop, hot tub room, newer 3-car garage, barns, mountain stream, waterside cabin, and exceptional privacy. **MLS#202618932 \$735,000**



Gallo
REALTY ADK

HOME SWEET HOME

(518) 494-4600
WWW.GALLOREALTY.COM
6129 STATE RTE 8
CHESTERTOWN, NY 12817

WHERE THE ♥ IS



(518) 532-7400
1087 US ROUTE 9
SCHROON LAKE, NY 12870

SCHROON LAKE



Private 3BR, 2BA chalet on 2 wooded acres with deeded Schroon Lake rights. Open floor plan, soaring windows, wraparound deck, generator, new roof, updated heating, and Blue Sky Beach docking access. **MLS#202619402 \$729,000**

TICONDEROGA CAPE



Never-lived-in 3BR Cape with nearly 2,850 sq. ft., first-floor primary suite, granite kitchen, hardwood floors, finished basement, and mountain views. Minutes to Lake George and Lake Champlain. **MLS#202620111 \$699,900**

NORTH HUDSON



Off-grid Lincoln Log home on 93 private acres surrounded by State Land. Solar power, Generac generator, heated garage, trails, mountain views, and quality log construction. Furnished. **MLS#202622858 \$695,000**

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#202618512 \$669,000**

OLMSTEDVILLE 23 ACRES



Beautiful 3BR/3BA, 2,500 sq. ft. home on 23 private acres featuring three fireplaces, multiple living areas, finished basement with wet bar, two offices, and an attached 3-car garage. Luxurious primary suite with radiant heated floors, fireplace, walk-in closet, and ensuite bath. Enjoy a large deck, screened front porch, and easy access to Gore Mountain and area lakes for year-round recreation. **MLS#202613346 \$649,000**

6BR NEAR NORTH CREEK



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**

OLMSTEDVILLE



Custom 2,016 sq. ft. Adirondack-style home on 3.54 wooded acres, with completion expected by October 2026. Features include log siding, drilled well, septic, 200-amp electric, radiant heat, great room with stone gas fireplace, first-floor primary suite, loft-style second floor, and a full basement with future living potential. Perfect for a year-round residence, ski retreat, or Adirondack getaway with easy access to lakes, trails, and outdoor recreation. A rare chance to personalize a brand-new home with rustic charm and modern amenities. **MLS#202619602 \$619,000**

SCHROON RIVER



Contemporary 4-bedroom, 3-bath home set on over 17 acres, featuring 572 feet of direct frontage on the Schroon River. This property offers a spacious yard perfect for outdoor enjoyment, along with an attached one-car garage. Conveniently located less than 15 minutes from Chestertown, with easy access to all the outdoor activities the southern Adirondacks have to offer. **MLS#202614514 \$539,000**

LOON LAKE



Seasonal 4BR, 2BA home with lake views, spacious porch, two living areas, and dedicated dock space in the Vista View Association. Enjoy boating, swimming, and low-maintenance Adirondack living. **Offered at \$497,500**

ANTLER LAKE



Move-in-ready 5BR/2BA Cape Cod on 12+ private acres with lake rights to Antler Lake! Offered fully furnished, this Adirondack retreat features two wood stores, a kitchen with locally sourced Garnet Gem countertops, and plenty of room to relax year-round. Just minutes from Gore Mountain, Chestertown, hiking, boating, and fishing—ideal as a full-time home, vacation getaway, or short-term rental investment. **MLS#202619985 \$429,000**

SCHROON LAKE



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 mudroom 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 \$421,500**

CHESTERTOWN



Spacious 5BR home on a quiet village lot featuring a gas fireplace, heated garage, generous bedrooms, and level yard. Convenient to schools, shopping, I-87, and area lakes. **MLS#202622090 \$395,000**



(518) 494-4600
WWW.GALLOREALTY.COM
6129 STATE RTE 8
CHESTERTOWN, NY 12817

Gallo
REALTY ADK

OWN A PIECE OF THE PARK

WHERE THE ♥ IS



(518) 532-7400
1087 US ROUTE 9
SCHROON LAKE, NY 12870

SCHROON LAKE

SCHROON LAKE W/INLAW

NORTH HUDSON



NEW
COMPLETELY REMODELED CABIN ON 2+ ACRES. This 3 bedroom cabin in the town of Schroon has proximity to NY State Land, easy ride to Gore Mt. and only 15 minutes to Schroon Lake. Remodeling just completed with knotty pine interior & attractive laminate flooring. Open living room with stone fireplace, modern kitchen & dining area. 3rd bedroom includes small office area. Basement with bilco doors & interior access. New drilled well. 1 car garage, rustic outbuilding. **MLS#202622076 \$349,000**



Spacious 4BR home with separate in-law suite, front deck, attached garage, wood stove, and flexible living space for extended family or rental potential. Minutes to Schroon Lake Village and public beach. **MLS#202614346 Offered at \$339,000**



NEW
Off-grid 3BR cabin on .4 acres surrounded by State Land. Solar power, generator, wood stove, gas fireplace, furnished, and ready for Adirondack adventures. **MLS#202622859 \$269,000**

RANCH IN SCHROON LAKE

SCHROON LAKE

FARMHOUSE ON 46 ACRES



NEW PRICE
Well-maintained 3BR ranch on .9 acres featuring open living, screened porch, heated garage, generator, pellet stove, and beautiful landscaping. Minutes to Schroon Lake Village. **MLS#202524486 \$265,000**



NEW
Classic farmhouse style dwelling (c. 1880). Custom decor with original oak floors and a woodburning fireplace. Includes 4 bedrooms, 2 baths, and a home office space. Large covered wrap-around porch with plexiglass enclosure (easy to remove) and private deck area. Workshop area attached to the rear of the house. Heated detached one-car garage with extra storage. Includes a 1k gallon owned in-ground propane tank. Close proximity to the Northway and 5 minutes to the center of Schroon Lake Village, public beach, boat launch and other amenities. 30 minutes to Gore Mountain ski area. Property being sold 'as is'. **MLS#202622740 \$265,000**



NEW PRICE
Fixer-upper farmhouse on 48 acres just minutes from Brant Lake. Existing utilities in place with subdivision potential and possible lake views from the upper acreage. **MLS#202518548 \$224,000**

MULTIFAMILY IN CHESTERTOWN

DUPLEX IN CHESTERTOWN

RANCH IN SCHROON LAKE



PENDING
Village duplex with commercial storefront, upstairs apartment, new metal roof, rear parking, and excellent investment potential. Walking distance to shops and restaurants. **MLS#202614579 \$235,000**



Village duplex with commercial storefront, upstairs apartment, new metal roof, rear parking, and excellent investment potential. Walking distance to shops and restaurants. **MLS#202614579 \$199,000**



Year round home on 1.7 acres on a quiet country road only minutes to State Land, Gore Mountain and Schroon Lake. 2 bedrooms, 2 baths, dining room, kitchen, living room and attached screened porch. Deck. Full basement. 16' x 24' garage & storage. **MLS#202620156 \$159,000**

CABIN ON 10 ACRES

NORTH HUDSON

MINERVA CABIN



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 \$129,400**



NEW
Are you looking for an Adirondack camp located on .5 acres in North Hudson NY. State land surround the property. Off the grid, one large room camp that can be walled in to make individual rooms with a separate large bathroom in the back with a generator. This cabin has a back deck, u shaped driveway, and lot's of privacy. It is fully insulated though new insulation will be needed under the floor. wood stove for heating but other heat can be added, located 10 miles from exit 29. This cabin does need some TLC and some building materials will be left with the property. Lots of room to make this listing into your dream listing. Sold as is. Furnished. 2 other listings being sold near by. A package deal is offered if you buy 2 or 3 of the listings. **MLS#202622857 \$85,000**



NEW PRICE
Escape to this charming 200 sq. ft. cabin built in 2018 on a private 1-acre parcel with multiple outbuildings, decks, an outdoor fireplace, and a potential pond. Insulated cabin features a sofa bed, mini fridge, generator-powered electric, wall heater, and storage. Includes generator, outhouse with composting toilet, and most furnishings. A great Adirondack getaway with plenty of potential! **MLS#202618443 \$85,000**

BREATHTAKING ADIRONDACK LAKEFRONT



Welcome to your private Adirondack waterfront retreat, where 192 feet of pristine Silver Lake shoreline and 3.35 wooded acres combine to create an exceptional northern NY property. This stunning lakefront turnkey is a well-maintained 3-bedroom, 1-bathroom home that offers your own private dock, a screened in porch, and awe-inspiring landscape views. A newly constructed bunkhouse offers electricity and sleeping accommodations for up to six guests.

Au Sable Forks Price: \$950,000 MLS #207749



HOSPITALITY BY THE RIVERSIDE

2 Bed, 2.5 Bath ~ 2,161 Sq. Ft. ~ 0.088 Acres
Formerly a Charming Café ~ Located Along Well-traveled Gateway to the Adirondacks ~ Exceptional Visibility and Easy Access ~ Scenic Outdoor Dining Area on the Au Sable Riverbank

Au Sable Forks Price: \$349,000 MLS# 207959



UNIQUE HIGH PEAK HAVEN

1 Bed, 2 Bath ~ 1,122 Sq. Ft. ~ 1.1 Acres
Year-Round Residence, Vacation Getaway, or Income-Producing Rental Potential! ~ All Contents Included Turnkey ~ Full House Generator ~ Generous Yard with Fire Pit

Jay Price: \$250,000 MLS# 207117



PEACEFUL COUNTRY OASIS

3 Bed, 1 Bath ~ 1,695 Sq. Ft. ~ 1.6 Acres
Newly Renovated Windows, Doors, and Asphalt/Metal Roofing ~ Bathroom Renovations Initiated, New Shower and Subfloor ~ Beautifully Maintained Landscape

Schuyler Falls Price: \$220,000 MLS# 207921



RUSTIC CHARM IN SOLITUDE

2 Bed, 1 Bath ~ 992 Sq. Ft. ~ 4.42 Acres
Handyman Home with Open Concept Interior Partial Restoration Completed ~ Wood Beams, Hardwood Floors and a Grand Stone Fireplace Detached Garage ~ Exceptionally Private

Keeseville Price: \$189,000 MLS# 204931



DESIGN YOUR DREAM HOME

1.2 Acres ~ Build-Ready Lot
Underground Electric Service & Internet ~ Public Water Accessible ~ Amish-Built Garage ~ Insulated Storage Room ~ Design or Build your Dream Home or Vacation Rental!

Jay Price: \$105,000 MLS# 206640



COMMERCIAL OPPORTUNITY

11,424 Sq. Ft. ~ 0.2 Acres
Versatile Mixed-Use Building ~ Features 3 Oversized Apartment Units in Need of Renovations ~ Excellent Visibility for a Store Front on Main Street

Au Sable Forks Price: \$60,000 MLS# 207975

6567 NYS Rt. 86
JAY N.Y. 12941

B.A. STRAIGHT



REAL ESTATE LLC

Phone: 518-946-2600
Fax: 518-946-2419



BASTRAIGHTREALESTATE.COM



Adirondack Real Estate LLC

3912 Main Street, Warrensburg, NY 12885
(518) 623-5030

It's EXPERIENCE that matters!

Visit us at www.adirondackrealestate.biz



Corey Ouelette
Licensed Sales Associate
(518) 744-9997



Linda Marcella
Licensed Real Estate Broker
(518) 260-0212



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



Christopher Paricio
Associate Broker
(973) 943-1557



Chestertown/Pottersville area~ Schroon Lake Area ~ Super opportunity to enjoy almost 10 acres of wooded land with over 1100' on beautiful Trout Brook, located just 1 mile from the Schroon Lake Boat Launch. Make use of a 24' x 20' 2-story barn. It's been partially finished with a concrete floor and woodstove, with the second floor used for sleeping and play space for the kids. Use it for your camping getaway, as the current owners have for over 20 years, or while you build your Adk getaway! Trout Brook is a tributary of the Schroon River and is stocked annually by the state. Grab your pole and go get dinner or enjoy the wonderful food at the Adirondack Cafe, just a short distance away in Pottersville. **\$145,000**



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**



Schroon Lake Area ~ Super opportunity to enjoy almost 10 acres of wooded land with over 1000' on beautiful Trout Brook, located just 1 mile from the Schroon Lake Boat Launch. Make use of a 24' x 20' 2-story barn. It's been partially finished with a concrete floor and woodstove, with the second floor used for sleeping and play space for the kids. Use it for your camping getaway, as the current owners have for over 20 years, or while you build your Adk getaway! Trout Brook is a tributary of the Schroon River and is stocked annually by the state. Grab your pole and go get dinner or enjoy the wonderful food at the Adirondack Cafe, just a short distance away in Pottersville. **\$145,000**



Thurman ~ Adk Mtn retreat just minutes from Lake George for a STR opportunity, or private getaway. This unique 4 BR/2.5 bath contemporary home sits in quiet seclusion atop a beautifully landscaped hill, surrounded by perennial gardens and young fruit trees, with sweeping mountain views from a massive wraparound deck, recently built to last for years. Inside, a wood-burning FP adds warmth on cool nights, and a large custom kitchen with FF laundry opens onto a large common room area. High-speed fiber optic makes this property equally suited for remote work or hosting. Available furnished for a true turn-key opportunity. The location can't be beat: swim, fish, and hike across 4,000 acres of state land surrounding adorable Garnet Lake just 5 miles away, or ski and snowboard at state-owned Gore Mtn. Easily accessible by car, with bus service from NYC to Warrensburg and Amtrak service to Ft. Edward. **\$445,000**

SERVING THE NORTH COUNTRY & THE ADIRONDACKS!

julie&co.
REALTY LLC.



Scan Here or Call Today!



354 Palisades Road, Brant Lake
Erin Steinbach
Lic. Associate Real Estate Broker
c: 518.222.6031
\$14,900,000



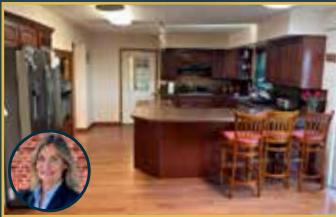
2023 Lands End Road, Hulett's Landing
Casey King, RSPS, SFR
Lic. Associate Real Estate Broker
c: 518.321.6110
\$1,100,000



581-L4.1 U.S. Route 9, Schroon Lake
Angela Dross
Lic. Associate Real Estate Broker
c: 315.244.2243
\$499,900



754 Church Road, Olmstedville
Casey King, RSPS, SFR
Lic. Associate Real Estate Broker
c: 518.321.6110
\$449,000



1068 Wicker Street, Ticonderoga
Shelly Hendrix
Lic. Real Estate Salesperson
c: 518.796.3061
\$325,000



67 Cossey Street, Ticonderoga
Christine L. Keller
Lic. Real Estate Salesperson
c: 518.524.6834
\$309,000



156 Hardscrabble Road, North Creek
Erin Steinbach
Lic. Associate Real Estate Broker
c: 518.222.6031
\$287,000



69 Montcalm Street, Ticonderoga
Shelly Hendrix
Lic. Real Estate Salesperson
c: 518.796.3061
\$249,900



427 Woodys Road, Newcomb
Ann-Marie O'Donnell
Lic. Real Estate Salesperson
c: 518.598.4458
\$184,900

2978 Lakeshore Drive, Lake George, NY 12845 \$4,750,000

This most majestic Lake George lakefront parcel is now available! Its extraordinary location on the south-western shoreline beside the iconic Peabody Estate is unlike any other. Zoned Residential Commercial – High Density – Lakeshore (RCH LS) multiple units are allowed. With over an acre and over 100 feet of lakefront, and gentle slope toward the shoreline with mature pine, hemlock and oak, this rare property is ready for development. Inquire today to explore the potential of multiple unit construction.



Kimberly Scott
Lic. RE Salesperson
c: 518.796.5504



Julie A. Bonacio
Broker/Owner
c: 518.701.5080



PO Box 160, 1072 US Route 9, Schroon Lake, NY 12870
o: 518.350.SOLD (7653) | www.JulieCoRealty.com





Jen Ball
 Licensed
 Associate Real Estate Broker
 518.361.2923
 jenball.com




Cayden Johnston
 Licensed
 Real Estate Salesperson
 518.307.3164
 cayden.johnston
 shuntrealstate.com



HUNT
 Since 1911
 Always There For You



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!



Moreau New Construction Ready for Occupancy \$799,900 - Luxury meets convenience in this custom McKenna Construction Craftsman on 5 private acres! This 3BR, 2.5BA home offers hardwood floors, custom cabinetry, granite countertops, upgraded appliances, coffered ceilings, a custom fireplace, luxurious primary suite, oversized garage, expansive deck, sprinkler system and a full walkout basement ready to finish. Brand-new construction without the wait!



Lake George \$574,900- Luxury meets convenience in this beautifully maintained 3-bedroom, 2-bath ranch offering effortless one-level living on a private, landscaped .78-acre lot with a fenced backyard. Just a short walk to Lake George Village, beaches, shops, restaurants, and schools! Features include an Adirondack stone fireplace, spacious kitchen with breakfast bar, primary ensuite with walk-in closet, full basement, public water/sewer, newer furnace & A/C, and a 2012 roof. A rare Lake George gem!



Glens Falls \$299,900 - Classic charm meets modern convenience in this beautifully updated 4-bedroom Glens Falls home, just steps from the bike path and a half-mile to downtown! Features include a first-floor bedroom/office, private primary ensuite, hidden bonus room, hardwood floors, updated kitchen with island and wet bar, formal dining room, oversized 2-car garage, corner lot, updated electrical, and newer mechanicals. Move-in ready and full of character!

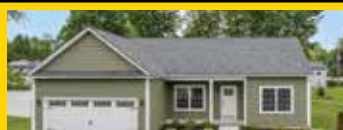


Lake George Village \$449,900 - Step back in time with this charming 1920s bungalow in the heart of Lake George Village! Situated on a rare .34-acre double lot backing to Lake George High School fields, this 3-bedroom, 1.5-bath home features a wood-burning fireplace, built-ins, original moldings, trim, and bedroom dressers full of timeless character. Ready for your updates, it's just a short walk to schools, shops, beaches, restaurants, and all the attractions Lake George has to offer!



Price Improvement! Lake George \$1,195,000- Experience refined Lake George living in this beautifully renovated custom home with breathtaking lake views

and access to a private residents-only beach. Just minutes from Lake George Village and Bolton Landing, this exceptional retreat showcases herringbone white oak floors, a gourmet kitchen, luxurious primary suite, designer finishes throughout, screened porch, and stunning outdoor living spaces. A rare opportunity to enjoy luxury, comfort, and the ultimate Adirondack lifestyle.



Queensbury \$599,900 - Build your dream home with Cerrone Builders! Custom 3- bed, 2-bath ranch on a 1-acre lot in established Queensbury neighborhood. Open layout with dining, living room w/ fireplace & kitchen w/ island. Private primary suite, 2 additional bedrooms, mudroom, 2-car garage & full walkout basement. Multiple plans available!



QUEENSBURY/ LAKE GEORGE SCHOOLS \$399,900 Rare opportunity in North Queensbury! Three town-approved building lots totaling 17+ acres in the Lake George School District. Ideal for builders, developers, or a private family compound. Minutes to marinas, beaches, shopping, and schools, with state land across the road offering privacy, wildlife, and endless outdoor recreation.



Glens Falls \$299,850 - Welcome to this lovingly maintained 3-bedroom, 1.5-bath home in a quiet Glens Falls neighborhood near Haviland Cove! Featuring a spacious layout with a large living room, bright sunroom, cozy den, kitchen with dining area, laundry room, and primary bedroom with half bath. Enjoy the covered rear porch, private backyard, and two oversized storage sheds. New gas hot water heater. A little updating will make this charming home truly shine!



210 acres w golf course Rare 210-acre opportunity in scenic Hartford! Home to Hartford Greens Golf Course & Grazin' Grill, featuring an 18-hole course, 5,800 SF clubhouse, updated systems, home ready for remodel, garage w/ apartment & 1,100+ ft frontage. Turnkey potential for golf, farm, or development!



Fort Ann 15 acres Building lot Price Improved! \$110,000 - Peaceful country living on 15 wooded acres with mountain views! Cleared, leveled homesite with driveway, power, survey, and approved septic—ready to build. Private yet convenient to Lake George, Lake Champlain, Vermont & skiing. Ideal for a home, getaway, or investment!



#WeLiveHere

HUNT Real Estate ERA
333 Glen Street, Ste 103
Glens Falls, NY 12801

Always There For You®
ERA
REAL ESTATE

**Instant Info 24/7, call or text property
address to 518-580-4000**

HUNTrealestate.com



\$850,000 Glens Falls
499 Glen Street
Commercial
MLS#202615230
Tina Combs
518-588-7527



\$645,000 Fort Ann
497 Hadlock Pond Road
4BR/2BA
MLS# 202616874
Mary Sullivan
518-260-1761



\$559,000 Whitehall
11909 US 4
Commercial
MLS#202611531
Tracy Bauer
518-232-5400



\$559,000 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



\$390,000 Argyle
3144 Coach Road
3BR/1.1BA
MLS# 202616536
Tammy Sutphin



\$279,900 South Glens Falls
10 E Notre Dame Street
6BR/2BA
MLS# 202616770
Stephen Satterfield
518-321-2071



\$299,500 Lake George
254 State Route 149
3BR/3BA
MLS#202614900
Susan Kassal
518-222-0102
Tess Goodge
518-253-5403



\$269,000 Hudson Falls
591 Lower Oak Street
4BR/1.1BA
MLS #202618361
Tiffany Kasare
518-307-9149



\$299,000 Whitehall
63-140 LeMayville Way
MultiFamily
MLS#202529979
Rachel McNamara
518-683-9997
Lisa Grassi Bender
518-744-7795



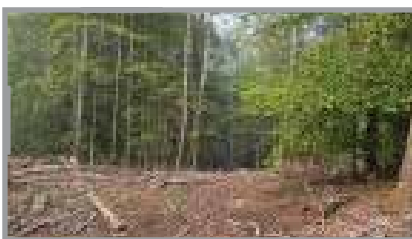
\$255,000 Queensbury
213 Sherman Ave
3BR/1BA
MLS#202610836
Tiffany Kasare
518-307-9149



\$259,000 Hudson Falls
57 7th Ave
4BR/1.1BA
MLS# 202616344
Sherrill Hazelton
518-683-1716



\$147,500 Whitehall
15 William Street
4BR/3BA
MLS#202611533
Tracy Bauer
518-232-5400



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



Always There For You®



5 Sagamore Road
Bolton Landing, NY 12814

#WeLiveHere

Instant Info 24/7, call or text property
address to 518-580-4000

HUNTrealestate.com

6404 State Route 9
Chestertown, NY 12817

333 Glen Street, Ste 103
Glens Falls, NY 12801



Jill Brady
Real Estate Salesperson
DIRECT (518) 932-8077



Barbara Kearney
Associate Broker
DIRECT (518) 223-9957



Tucked away on 6.34 private acres in the Adirondacks, this fully furnished A-frame retreat features 2 bedrooms, 2 lofts, 1 bath, vaulted ceilings, a wood-burning stove, and a cozy open living space filled with natural light. The peaceful Number Nine Brook runs through the property, while a charming deck offers the perfect spot to relax and enjoy nature. Conveniently located near Gore Mountain and Lake George, this affordable getaway blends privacy, character, and year-round Adirondack recreation.

Call Barb (518) 223-9957



Rare opportunity to own a private waterfront retreat on Loon Lake with breathtaking sunset views and a stunning mountain backdrop. This 2-bedroom, 2.5-bath home can live comfortably as a 3-bedroom. Enjoy a spacious deck overlooking the water, a shoreline

deck, private dock, sandy beach, and exceptional swimming area. Complete with a 1-car garage for lake toys and outdoor gear, this Adirondack escape offers the perfect blend of privacy, comfort, and lake living.

Call Barb (518) 223-9957



Cute as a button, recently renovated, single level living and conveniently located in Chestertown! Originally a two-bedroom home, it's currently configured as a spacious one-bedroom, with the option to easily restore it back to a two-bedroom to fit your needs. The home features a new kitchen, open concept and scenic views of Panther Mountain. One car garage. Nestled in the heart of the

Adirondacks, you'll enjoy easy access to year-round recreation, including pristine lakes, hiking trails, snowmobiling, skiing, and countless outdoor adventures. Whether you're looking for a full-time residence, a weekend getaway, or an investment property, this charming home offers the perfect blend of comfort, convenience, and outdoor living..

Call Jill (518) 932-8077



Nestled on a private .46-acre lot, this charming 2-bed, 2-bath home offers the perfect balance of rustic character and modern comfort. Just steps from Loon Lake, the property features filtered lake views and deeded rights to the sandy beach, giving you effortless access to

swimming, paddling, and the full lake lifestyle. Thoughtful updates-including a new roof and new propane furnace-make this home ready for year-round living or effortless weekend getaways. Adirondack living at its best!

Call Barb (518) 223-9957



Super cozy and comfortable 3-bedroom, 1-bath home that invites you to kick off your shoes and settle right in. Updated and remodeled within last 10 years. Bath has heated tile flooring. Walk out insulated basement has great potential for additional 768 sq. ft. of potential living space,

storage, or future customization. An oversized heated one car + garage adds incredible value, complete with an upstairs area. Conveniently located less than a half hour from Gore Mountain, North Creek, Minerva Lake and Beach this home is perfect for enjoying skiing and many year-round outdoor recreation in all of the Adirondacks.

Call Jill (518) 932-8077



Situated on 1.6 acres in the hamlet of Chestertown, this versatile property features a 3,775 sq ft main garage building, offering ample space for storage, workshop use, or a variety of commercial or recreational possibilities. The property includes a detached 1,540 sq ft garage

and two canopies providing even more covered space for equipment, vehicles, or materials. With excellent accessibility and a convenient in-town location, this property is ideal for contractors, hobbyists, investors, or anyone seeking flexible space in the Adirondacks

Call Jill (518) 932-8077 or Barb (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.!

Call Barb (518) 223-9957



This secluded 100.9 acre Adirondack sanctuary at the end of a quiet cul-de-sac on South Ike Hayes Road, offers elevation, privacy, and sweeping natural beauty. Encompassing a portion of Prickley Ash Mountain, the land showcases stunning views of

Brant Lake and surrounding peaks, including Panther Mountain, Buck Mountain & Pilot Knob. With selective tree clearing, the site has the potential for expansive panoramic views across the lake and the Adirondack range. A rare offering where mountain views meet lake life!

Call Barb (518) 223-9957 or Jill (518) 932-8077

HUNT®
Since 1911

Always There For You®



5 Sagamore Road
Bolton Landing, NY 12814

#WeLiveHere

Instant Info 24/7, call or text property
address to 518-580-4000

HUNTrealestate.com

6404 State Route 9
Chestertown, NY 12817

333 Glen Street, Ste 103
Glens Falls, NY 12801



Jill Brady
Real Estate Salesperson
DIRECT (518) 932-8077



Barbara Kearney
Associate Broker
DIRECT (518) 223-9957



This 3-bedroom, 1 bathroom manufactured home features extra cozy living spaces, an expansive deck overlooking the river, and the perfect setting for year-round enjoyment or a seasonal getaway. Relax to the sounds of the water, entertain outdoors, and enjoy easy access to boating, fishing, and all the Adirondacks have to offer. Ideal as a vacation home, investment property, or full-time residence. Selling mainly furnished. Schedule your private showing today! CAN BE FINANCED - call listing agent for bank contact info!

Call Barb (518) 223-9957



Offering the rare combination of custom construction, timeless craftsmanship inside and spectacular waterfront scenery, this remarkable property is truly one of a kind. A rare opportunity to own one of the Schroon River's most admired homes, makes this a local landmark, with passersbys often stopping-or even turning around--to admire the home and capture photos. Properties like this are rarely offered for sale. A true work of art, this one-of-a-kind residence was handcrafted from the ground up by its owners with exceptional care, passion, and attention to detail. Every beam, finish, and architectural element reflects their vision, dedication and talent, creating a home unlike any other. Their craftsmanship is evident in every nook and cranny. From the time you arrive you will be transported to a place where time will not matter. Here is where you'll find peace!

Call Jill (518) 932-8077



This versatile property features a large barn, multiple outbuildings, and plenty of space for a variety of uses. The barn includes a comfortable studio apartment with a shared well, septic, electric, and heat, plus a brand-new hot water heater, refrigerator, and washer/dryer. The barn also offers four horse stalls, a spacious loft, and its own electrical panel. Whether you're looking for a hobby farm, equestrian property, workshop space, or future development opportunity, this property is ready for your vision. Conveniently located just minutes from Schroon Lake and all the outdoor recreation the Adirondacks have to offer.

Call Jill (518) 932-8077



Nestled among the pines on a rare 3.42 secluded acres with a dock, small boat house (for storage only), one car garage and lakeside patio. Owned by only one family for three generations. Step back to a simpler time at this charming retreat perched at the water's edge. Enjoy unequivocal sunsets, panoramic lake views, and the peaceful call of loons drifting across the water. A rare opportunity to own an Adirondack Escape offering 3.42 acres of privacy, tranquility, and the timeless charm of true lakeside living. All this listed below assessed value.

Call Jill (518) 932-8077



They would love a lawn

Advertise your home/land in the North Country Home Buyer's Guide and get results!
518-572-8217 • hgmag@aol.com • northcountryrg.com



Allen Van Hoff RSPS

Licensed Real Estate Salesperson

518-441-2640

allenvanhoff@HowardHanna.com

www.allenvanhoff.com



63 Quaker Road
Queensbury, NY 12801



HOWARD
HANNA

REAL ESTATE SERVICES



5328 NY 30 ~ Indian Lake \$665,000

Welcome to 5328 NYS Route 30 in the heart of the Central Adirondacks! Located just south of the Town of Indian Lake in the hamlet of Sabael, this beautiful log-style chalet offers deeded access to Indian Lake and year-round recreational opportunities. Step inside through the spacious foyer/mudroom and into an inviting open-concept living, dining, and kitchen area. The well-appointed kitchen features a center island, granite counters, stainless appliances, while the living space boasts vaulted ceilings, a propane stove, and attractive slate stone flooring throughout. The main level includes two bedrooms and a full bath. Upstairs, you'll find a large loft overlooking the living area, along with a spacious primary suite featuring its own private bath with a walk-in closet. Outdoor living is a highlight of this property, with a wraparound covered porch and a large open deck offering filtered views of Indian Lake. The walkout basement features 9-foot ceilings and is ready to be finished for additional living space, recreation, or storage. Just steps down the road, enjoy deeded lakefront access for swimming, kayaking, and canoeing. The Indian Lake Marina is only a short drive away, providing convenient boat launching, docking, and storage options. Outdoor enthusiasts will appreciate the property's proximity to hiking trails, snowmobile trails, and winter recreation, including skiing at Oak Mountain and Gore Mountain, both within approximately 30 minutes. A partially completed two-car garage, complete with a full set of plans, offers an excellent opportunity to create additional storage space for vehicles, equipment, and recreational toys. Whether you're seeking a full-time residence, seasonal getaway, or Adirondack retreat, this wonderful home is ready for your enjoyment. Schedule your showing today and experience all that this special property has to offer.



202 Lake Shore Dr ~ Indian Lake \$385,000

Escape to the heart of the central Adirondacks at 202 Lake Shore Drive, just minutes from the charming town of Indian Lake and only steps from the shoreline of Indian Lake itself. This partially completed Adirondack chalet offers a rare opportunity to finish your dream getaway exactly to your style and specifications. Designed with comfort and mountain living in mind, the planned layout features a dramatic vaulted-ceiling great room, a main-level bedroom and bath, and an upper loft ideal for additional sleeping space or a cozy retreat. French doors open onto a spacious deck with beautiful lake and mountain views, while the covered front porch provides the perfect place to relax and enjoy the peaceful surroundings. The walk-out lower level offers endless possibilities for additional living space, recreation, or storage. Deeded lake access is just steps away, and a full-service marina next door makes boat docking convenient and easy. Major infrastructure and exterior construction are already complete, including: Foundation and framing Roofing, windows, and doors 500+ foot drilled well 1,000-gallon septic system Electric and fiber optic service available at the road With the essentials in place, the home is ready for interior finishing, including hvac, electrical, plumbing, drywall, kitchen, and baths-allowing you to customize every detail to fit your vision. Whether you're seeking a year-round residence, vacation retreat, or investment opportunity, this Adirondack property is ready to become something truly special. Come experience the potential and make your mountain lake escape a reality



L23 Lake Snow Road ~ Indian Lake \$89,000

Build your dream Adirondack Getaway on this 1.17 acre wooded building lot in the private Lake Snow Community with deeded beach access to the private non motorized lake, perfect for kayaking, canoeing, paddle boarding, fishing and swimming. You're just minutes to the Town of Indian Lake, with other area lakes, hiking and snow mobile trails, also North Creek with the Gore Mountain & Garnet Hill for winter skiing. Driveway is in and lot has been partially cleared. Survey and Engineered Septic Plan is available. Electric, Community Water, and Fiber Optic Internet available at the road. Schedule your showing today!



387 Chamberlain Road ~ Indian Lake \$309,000

Welcome to 387 Chamberlain Road where the breathtaking views are what it's all about! Walk into this year-round central Adirondack getaway, and you are greeted with a large picture window that invites you to immediately look out at the view overlooking the large neighboring open meadow, where you will see wildlife throughout the day. The backdrop of mountains show off beautiful sunset skies everyday! Enough about the views, the house features a beautiful brick wood burning fireplace in the main living area, a dining area with built-ins, a large galley kitchen with modern stainless appliances including 2 gas ranges for the active chef in you. Wait, don't forget to check out the stunning views from the kitchen and also the adjoining sitting area! There are 2 large bedrooms and a full bath with a jetted tub shower. Outside a large expansive deck and a blue stone patio await for relaxing and entertaining with the view to enjoy. Additional features include central heat and air conditioning, an attached 2 car garage, full walkout basement for storage and a low maintenance yard. You are located just minutes to nearby area lakes, hiking trails, Indian Lake town center, Gore Mountain and Garnet Lake Lodge for winter skiing, A great place to enjoy year round. Schedule your showing today! You'll be glad you did!



Go to AllenVanHoff.com for more pictures and videos

EXCLUSIVE PARTNER Zillow Showcase

It's no longer being on Zillow. It's HOW your on Zillow.

81% More Page Views • 80% More Saves • 90% More Shares

Than similar nearby non - Showcase listings on Zillow.



HANNA LUXURY

LUXURY
PORTFOLIO
INTERNATIONAL



Check out

www.AdirondackHomeValue.com

and get your home value!



NAJER REALTY

ADIRONDACK PROPERTIES

Chester Municipal Center

6307 State Route 9

Chestertown, NY 12817



Member MLS

Carol A. Monroe
Licensed Real Estate Broker

(518) 494-2012

**Serving the Adirondacks
for 50+ Years**

www.najer-realty.com



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.) **\$740,000**



LOON LAKE LAKEFRONT WITH 2 HOMES - Spectacular peninsula property with two year-round homes and 413 feet of Loon Lake lakefront. Two individual deeded lots owned by same owner. Main home has 6 BRs & 3 BAs. Second home is ranch-style with ramp and 3 BRs & 2 BAs. Property includes shared well, separate septic systems, 3 docks, boat storage and sandy beach area. Washer and dryer in both homes. Generac generator for main home and portable generator for ranch home. Air conditioning in both homes. Both homes are fully-furnished (with exception to personal and sentimental items). Views include sunsets and sunrises and panoramic mountain views. Main home has new appliances, power stair climber, sprinkler system, sandy beach area, new docks, new exterior Bilco door for basement, 2-car garage, fireside pit, outdoor equipment and much more!! Conveniently located 4 miles to Chestertown village, 18 miles to Gore Mountain Ski Area, a few miles to hiking/snowmobile trails & other lakes and rivers, 20 miles to Lake George and 45 miles to Saratoga Racetrack. Experience skiing, fishing, boating, personal water-crafts, kayaking, hiking and wildlife in the Adirondacks. You have to see to believe the beauty and ultimate privacy of this property! **\$2,100,000**



FISH HOLLOW HOME, BARN & ACREAGE - Beautiful home with 64+ acres of pasture land & a huge barn. 60x75' garage with 4 bays, 4-pole barns (one used for boat storage rental income). 1950's farm-style 3-4 BR, 3 BA home completely remodeled & up-to-date with "top-notch" construction. Spacious primary BR suite & BA with jacuzzi & walk-in closet. High ceilings, stone fireplace, radiant-heated floors, on-demand heat & water, drilled well, 1,000 gallon septic, generator & central air upper level. Full of possibilities Within 12 miles to Gore Ski Area, 6 miles to village of Chestertown & close proximity to surrounding lakes, hiking trails & rivers. **\$799,000**

place, radiant-heated floors, on-demand heat & water, drilled well, 1,000 gallon septic, generator & central air upper level. Full of possibilities Within 12 miles to Gore Ski Area, 6 miles to village of Chestertown & close proximity to surrounding lakes, hiking trails & rivers. **\$799,000**



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. All-year-round rental history upon request. **\$639,000**

tiful 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. All-year-round rental history upon request. **\$639,000**



WEVERTOWN HOME - 4 BR & 2 BA two-family home with separate entrance to upstairs living quarters. 1860's built-home is newly-painted & remodeled with updated electric/plumbing/heating, generator hookup, well/septic upgrades, metal roof. Handicap accessible, bright sunny kitchen, stand-up attic space for another possible room or extra storage room, full basement, perennial garden. Close to North Creek, Gore Ski Area, hiking trails, area lakes & Hudson River. Bordering on two NYS roads allows for easy access in all directions. Structurally sound, neat, clean & well kept. Possible income rental property. Some furnishings negotiable. **\$255,000**



BRANT LAKE HOME ON 4+ ACRES - Meticulously-maintained home in a beautiful location just 3/4 miles from Brant Lake. 3 BR, 1 BA (with space to add another). Very warm and comfortable. Wait until you see the 3-season porch! Craft/sewing room & large laundry room. Propane heat & central A/C. 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. Must be seen to be appreciated! **\$405,000**



MOUNTAIN PATH BUILDING LOT AT THE PRESERVE - Beautiful approved 1 acre private building lot with road frontage sloping up to a serene level area to build your new home. Only a few miles to the entrance of Gore Mountain Ski Area. This property includes the bonus of living within "The Preserve." Amenities included in the HOA are tennis/pickle-ball court, workout center with wet bar & kitchen, family room, outdoor swimming pool, underground utility hookup & community water hookup. Hiking & walking trails on the community acres, walking path to Oven Mountain Pond (pictured) where one can enjoy kayaking & non-motorboat access. **\$60,000**

PERSONALIZED GUIDANCE IN YOUR SEARCH FOR THE ADIRONDACK DREAM



6318 NYS RTE 30
INDIAN LAKE, NY 12842
(518) 648-0888

"Specializing in Central Adirondack Real Estate"

AMANDA GADWAY 518-932-3718
BROKER
AARON GADWAY 518-681-1383
ASSOCIATE BROKER
JEFF LEMELSON 518-796-9525
REAL ESTATE SALESPERSON



TWO BUSINESSES UNDER ONE ROOF!

Strategically located on the corner of the intersection of Rt 30 and Rt 28, the Indian Lake Restaurant and Tavern with attached liquor store is a local institution. Continuously operated as a hospitality business since the late 1880's this well run and successful operation is the opportunity of a lifetime. **Offered at \$499,000**



MOUNTAIN VIEW RETREAT
Log home on 26+ private acres across three lots with no neighbors in sight. Enjoy stunning mountain views, great room with vaulted ceilings, wood floors, abundant natural

light, and woodstove. The upper level offers a private primary suite with walk-in closet, tiled shower, and office. Abundant outdoor living space with front and rear decks connected by a screened porch, fire pit, lean-to overlooking a small pond, and oversized 3 car garage. Most energy is supplied by solar panels but is grid connected, Tesla EV charger included as well. Close to lakes, hiking trails, just 20 minutes from Gore Mountain, and offered fully furnished! **Offered at \$709,000**



ADIRONDACK ESCAPE

This cozy 3 bedroom home features a living room with hardwood floors, pellet stove, and warm pine finishings. Recently renovated kitchen complete with granite countertops and hickory cabinetry. Enjoy a fenced in yard, barn, and the peace of mind of an automatic backup generator. Located on a quiet dead end road, and close to outdoor recreation opportunities such as hiking, rafting, snowmobiling, and skiing. **\$209,000**



CHARMING VILLAGE HOME

Located in the heart of town, this 4 bdrm, 1 1/2 bath home offers hardwood floors, a modern kitchen, cozy fireplace, enclosed porches, garage, and a deck overlooking a spacious backyard with a small kennel. Enjoy easy access to multiple lakes, hiking trails, snowmobile trails, skiing, and whitewater rafting. **\$169,000**



COUNTRY HOME

All season home featuring tiled bath, kitchen with newer appliances including dishwasher, and live edge countertops. Vermont casting wood stove with hearth in living room, open front porch, 14 x 24 screen house, hot tub, garden shed, woodshed, garage, black top drive, located on dead end road offered at **\$229,000**



COZY COTTAGE

One bedroom, one bath cottage featuring an open floor plan, knotty pine interior, and an enclosed front porch. Situated on 1.2 acres with a detached one car garage, and close to the public beach, hiking and snowmobile trails, and Oak Mountain for year-round outdoor recreation. **\$130,000**

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 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 3,300sf building w/2,200sf deck for outdoor dining, ample parking & well-established customer base. \$1,199,000 mls#202521825



BOLTON LANDING Spacious 5BR, 3.5BA home with open kitchen/dining, stone fireplace, and hardwood floors. Walk to shops, dining, and Lake George. Features two large garages, ample parking, and a unique outdoor bar area. Updated systems and excellent short-term rental potential. \$1,149,000 mls#202614135



VILLAGE LIVING AT ITS BEST! Just blocks from Canada Street, this spacious year-round home features a stunning great room, modern kitchen, luxurious primary suite, and 2-bedroom in-law apartment. Enjoy covered decks, a private patio, and easy access to Lake George dining, shopping, beaches, and boating. \$859,000 mls#202620903



MODERN ADIRONDACK! This stunning to-be-built A-frame in Bolton Landing offers 3 bedrooms, 3 baths, soaring ceilings, floor-to-ceiling glass, luxury finishes, and wraparound decking surrounded by nature. Private woodland setting less than 1.5 miles from beaches, marinas, dining, and shopping. \$799,000 mls#201618322



PRIVATE ADK RETREAT On 5+ wooded acres with High Peaks views. Features a 3BR home, separate guest house, new deck and screened porch, heated garage, generator, and proven rental history. Minutes to Bolton Landing, I-87, Lake George, Schroon, and Loon Lake. \$699,900 mls#202620660



BEDFORD CLOSE BEAUTY! Queensbury home Impeccably maintained 4BR, 2.5BA Colonial featuring hardwood floors, cherry kitchen w/island, screened porch, and in-ground pool w/slide. Move-in ready. Minutes to shopping, dining, and skiing. Unfinished basement offers room to grow. \$599,000 mls#202621137



Live, Work & Invest! Mixed-use property offering residential & commercial zoning. Operate a business, generate rental income, or use as a 3,000+sf single-family home. Updated kitchen, office space, and massive garage/workshop. Many possibilities. \$429,000 mls#202620991



MOVE-IN READY! 3-Bedroom in Bolton Landing. Minutes from shops, marinas, beaches & dining. Updated throughout w/brand new septic. Ideal for first-time buyers, downsizers, or an Adk getaway. Short-term rental potential & low taxes. \$315,000 mls#201619304





EXQUISITELY DESIGNED This New 6,000+ sq ft custom waterfront home on Lake George offers 120' of frontage on 1.08 acres. Featuring 4 bedrooms, 5 full and 2 half baths, a walk-out lower level, multiple porches, U-shaped dock, and stunning lake views. Fully furnished with 3-car garage and generator. \$7,249,000 mls#202614396



BRILLIANT CRAFTSMANSHIP! Custom designed open floor plan home. Great room w/FP & sliders to lake-facing deck, gourmet kitchen w/pantry, 1st FL bedrooms & 2nd FL Master Suite. Walk-out lower level entertainment area to an outdoor kitchen w/landscaping & a sundeck covered double boat dock. \$6,399,000 mls#202620985



SPECTACULAR LAKE VIEWS Take center stage in this beautifully updated 3,700+ sq. ft. retreat. Featuring 4 bedrooms, 4 baths, dual suites, sunroom, stone fireplace, expansive deck, screened porch, and 3-car garage. Private setting just 3 minutes from Bolton Landing's shops, restaurants, beaches, and marinas. \$1,650,000 mls#202620516



MAGNIFICENT 5,000+sf LAKEFRONT Craftsman home with 323' of Lake George shoreline in Silver Bay on 1.1 Acres. Boathouse has rooftop deck & docking for 3 boats. 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. \$4,200,000 mls#202525675



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



Lake George investment opportunity! Set on 2.34 acres, this income-producing property includes a main residence plus three apartments. Public water/sewer and desirable RCH zoning offer exceptional redevelopment potential. Walk to the lake, beaches, marinas, dining, and shopping in the heart of Lake George. \$1,200,000 mls#202620960



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#202617822

DAVIES~DAVIES & ASSOCIATES REAL ESTATE LLC

518-656-9068

518-644-2015

www.davies-davies.com

Complete Professional Services:
Sales~Lakefront~Residential~Land
Commercial~Rentals

NYS REAL ESTATE BROKER:

DAN DAVIES GRI, ABR, RSPS, SRS, C2EX

518 796 9068

NYS REAL ESTATE ASSOCIATE BROKERS:

Pam Hawley Dean ABR, RSPS 518 260 5069

Gloria Ford ABR, RSPS 518 796 8336

Karen O'Carroll 518 321 5051

Holly Dansbury ABR, RSPS 518 321 1870

Kevin Truax RSPS, SRS 518 369 9120

Richard Waller 518 796 4241

Heather Gibbs 518 796 9609

Richard Blake 518 361 3793

NYS REAL ESTATE SALES PERSONS:

Jane Callahan 518 656 9758

Tim Collins 518 656 9068

Nabil ElDib 847 337 7800

Tony Erceg 518 339 1911

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

Ashley Nagy 518 698 6012

FOR SALE

SOUTH GLENS FALLS Building w/ attached 3 Car garage on 0.2 acre lot on Main St. Lots of potential. Wood stove & cathedral ceilings, Half bath, Attached garage spaces w/woodstove. Storage shed. Could be an office or a small business. \$239,000 mls#202527999

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

12+ SCENIC ACRES with the perfect balance of open land and forest privacy. Utilities at the road, approvals in place, and endless potential for a custom home or homestead. Close to Lake George & Gore Mountain. \$62,000 mls#202620261