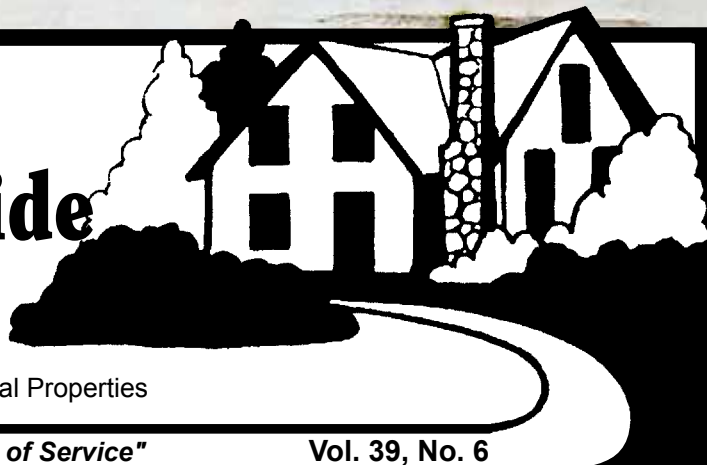


North Country Home Buyer's Guide



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Vol. 39, No. 6

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SCHROON LAKE



SCHROON LAKE



LOON LAKE



SCHROON LAKE



TICONDEROGA



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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



PENDING
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



PENDING
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



PENDING
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 \$775,000**

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 \$795,000**

SCHROON LAKE



NEW
Unique East Shore Schroon Lakefront property with 231' superb lakefront, panoramic lake views & sunsets all on 4.7 wooded acres and adjoining huge tract of NY State Wilderness. Includes 548 sq. ft. lakeside cottage with dock. 2 small bedrooms, bunk room, living room, kitchen, half bath. Large lakeside deck. Basement for storage. Outdoor shower. Building a new home on the east side of Adirondack Road appears to be doable. **MLS#202624154 \$750,000**

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**



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SCHROON LAKE

NORTH HUDSON

LOON 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**



NEW PRICE
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 \$660,250**



NEW PRICE
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 \$650,000**

OLMSTEDVILLE 23 ACRES

6BR NEAR NORTH CREEK

TICONDEROGA CAPE



NEW PRICE
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**



Beautifully renovated 6-bedroom, 3-bath farmhouse on 22+ Adirondack acres near North Creek. With mountain views and an established rental history, it's an ideal four-season retreat for groups. Enjoy nearby hiking, 13th Lake, white-water rafting, Gore Mountain skiing, and Garnet Hill Lodge. Spacious and comfortable, this property is the perfect base camp for year-round adventure **MLS#202529937 \$649,000**



NEW PRICE
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 \$624,900**

OLMSTEDVILLE

SCHROON RIVER

SCHROON LAKE



NEW CONSTRUCTION
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**



NEW PRICE
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**



NEW
Enjoy peace and privacy surrounded by nature on this beautifully renovated 2023 year-round ranch. Featuring 3 bedrooms, 2 baths, 1,416 sq. ft., vaulted living space, updated kitchen, deck, covered porch, firepit, grilling station, and oversized 2-car garage. The property includes 22 acres across two parcels, with trails, open land, woods, wetlands, and vernal pools. Deeded access to the Schroon River offers kayaking, canoeing, fishing, and swimming. Minutes to the Northway and downtown Schroon Lake, and just 40 minutes to Gore Mountain. **MLS#2026202623907 \$535,000**

LOON LAKE

SCHROON LAKE

ANTLER LAKE



NEW PRICE
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 \$475,500**



NEW
Your Schroon Lake Getaway Awaits! Boat-access-only waterfront retreat on 3.9 acres with 2 bedrooms, 1 bath, wraparound deck, covered seating, private dock space, and stunning lake views. Enjoy a front-deck bar, sunsets, and direct access to beautiful Schroon Lake. Features include heat/AC split unit, wood stove insert, and furnishings included. Pontoon with slide available for additional cost. Seller's dock at Schroon Lake Marina also conveys (estimated \$2,000/year; current year paid). Minutes to the marina, public dock, and beach. A must-see for your next adventure! **MLS#202624025 \$465,000**



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 stoves, 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**



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SCHROON LAKE



NEW PRICE
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 \$379,500**

SCHROON LAKE



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**

TICONDEROGA



NEW
Step Back in Time! Well-kept 1920s Craftsman in a desirable in-town location featuring spacious rooms, open living area with electric fireplace, dining room, kitchen with island, 3 bedrooms, 2.5 baths, and original wood floors. Large primary suite, unfinished third-floor bonus potential, and finished basement with pellet stove. Enjoy a covered front porch, rear deck, 12'x20' in-ground pool, and detached 2-car garage. Walk to shops, restaurants, and Bicentennial Park. Minutes to Lake George marina, boat launch, beach, Lake Champlain, and the ferry. **MLS#202625105 \$349,000**

SCHROON LAKE W/INLAW



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**

CHESTERTOWN



NEW PRICE
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 \$320,000**

BRANT LAKE



NEW
Completely renovated in 2023, this inviting 3-bedroom, 2-bath Adirondack home offers modern updates and rustic charm on just over an acre. Features include a custom kitchen, remodeled baths, new HVAC, LP fireplace, generator, vaulted pine ceiling, covered porch, detached garage, and private backyard. Near Brant Lake and Pharaoh Lake Wilderness Area, enjoy hiking, paddling, boating, and Adirondack adventures. **MLS#202625052 \$295,000**

CHESTERTOWN



Charming year-round 3-bedroom, 1-bath Adirondack cottage between Chestertown and Warrensburg. This 1940s home features hardwood floors, natural light, efficient Jotul woodstove, oil-fired heat, appliances, spacious deck, wooded setting, horseshoe driveway, and two parcels. Great for a primary residence, getaway, or investment, with easy access to lakes, hiking, skiing, and Southern Adirondack recreation. Sold as-is. **MLS# 202623740 \$259,000**

NORTH HUDSON



NEW PRICE
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 \$255,500**

FARMHOUSE ON 46 ACRES



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**

CABIN ON 10 ACRES



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**

DUPLEX IN CHESTERTOWN



NEW PRICE
Village duplex with commercial storefront, upstairs apartment, new metal roof, rear parking, and excellent investment potential. Walking distance to shops and restaurants. **MLS#202614579 \$185,000**

RANCH IN SCHROON LAKE



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**

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Licensed Real Estate Salesperson
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Associate Broker
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New on the Market



Horicon ~Waterfront living and endless potential on 2.68 Acres! The lot is bordered by a trout brook connecting Brant Lake to the Schroom River. This level parcel is a peaceful haven for paddleboarding, canoeing, fishing and spotting local wildlife. Enjoy sunset drinks at the water's edge by the open fire pit! The existing 2-story fixer-upper is a blank canvas ready to become your modern farmhouse. Restore the open floorplan with a large eat-in kitchen, dining area, home office, family room and 3 upstairs bedrooms. Make it your dream homestead or a lucrative short-term rental. **\$295,000**



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**

SOLD!



Schroom 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 Schroom 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 Schroom 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**

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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. **\$740,000**



CHESTERTOWN LOG HOME
Charming "neat-as-a-pin" 4 BR, 2 BA home in private setting on 2.5+ acres. Large living room/great room, laundry area, all-season porch with electric heat. Propane kitchen stove and full-house generator. Wood stove inserted fireplace. New 5-zone oil hot water heating system. 2-car garage with storage and separate carport,

full basement with workshop, drilled well, septic, landscaped yard with additional car port. Lawn tractor with snow plow. Some furnishings negotiable. Conveniently located to town amenities, lakes, rivers & hiking/snowmobile trails. **\$585,000**



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. **\$609,000**



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. **\$749,000**

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. **\$749,000**



HAYESBURG ROAD HOME, BARN & ACREAGE - A "must see" for homesteading enthusiasts. Amazing 70+ acre property offers an area for farming, livestock & logging along with cultivated cherry & apple trees. Flat, fenced-in grazing & pasture land previously used for owner's horses & alpacas. 1/2 acre private pond. Property includes a 2 BR, 1 BA

home with full basement, generator, 2-car garage, pole barn w/attached work shed & horse barn with 3 stalls & tack room. Located 6 miles from Northway. Close proximity to hiking/snowmobile trails, lakes, rivers & Gore Ski Area (20 minutes away). Tractor & many other farming tools included. Some home furnishings included. Wonderful opportunity at a great new price of **\$599,999!**



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**

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The Island House Estate

354 Palisades Road, Brant Lake
\$14,900,000

Spanning 212+ acres and over ¾ mile of Brant Lake shoreline, this estate encompasses 4 private islands and 4 distinct residences. The striking modern Main House is 5,414 SF of timber frame architecture framing sweeping lake views and a chef's kitchen built for entertaining. Additional residences include: the historic 1886 Island House, the six bedroom Lakeside House, and a private guest house. Equestrian facilities, a private beach, tennis court, docks, and riding trails round out a once in a generation offering of extraordinary luxury and absolute privacy.

IslandHouseEstate.com



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FEATURED PROPERTY LAKE GEORGE WITH A VIEW \$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.



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!



Lake Luzerne \$399,900 - Beautiful 4-bedroom, 2.5-bath custom home situated on 5+ private acres in scenic Lake Luzerne! Surrounded by nature, this spacious property offers the perfect blend of privacy, comfort, and Adirondack living. Enjoy peaceful surroundings while remaining close to lakes, hiking, recreation, Lake George, and all the Adirondack Region has to offer!



Queensbury \$299,900 - Enjoy easy, maintenance-free living in this spacious 2-bedroom, 2-bath condo in desirable Queensbury! The bright, open floor plan features an inviting living area with a cozy fireplace, a well-appointed kitchen, and plenty of space to relax or entertain. Complete with a private patio and 1-car garage, this home offers comfort, convenience, and carefree living!



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!



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!



Chestertown \$449,500 - Escape to your private Adirondack retreat! This spacious 4-bedroom, 3-bath custom home sits on 2.75 wooded acres in scenic Chestertown. Featuring a primary suite, finished lower level, oversized 2-car garage with workshop, and large outbuilding. Minutes to skiing, hiking, snowmobiling, Lake George, and year-round Adirondack recreation!



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!



Queensbury - Enjoy one-level living at its finest in this beautifully updated 3-bedroom, 2-bath ranch in a convenient Queensbury location! Featuring a comfortable, functional layout with numerous updates throughout, a spacious 2-car garage, and a great yard perfect for relaxing or entertaining. Close to shopping, dining, schools, and all the area has to offer!



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



\$899,995 Warrensburg
175 Henry Wescott
Road
3BR/2BA
MLS# 202618864
Steven Jackoski
518-376-3291



\$650,000 Kingsbury
479 Geer Road
3BR/2BA
MLS# 202623868
Tammy Sutphin
518-796-2211



\$599,999 Lake Luzerne
14 Smith Mountain
Road
3BR/2.1BA
MLS# 202624886
Cindy Anthis
518-470-6341



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



\$379,000 Argyle
3144 Coach Road
3BR/1.1BA
MLS# 202616536
Tammy Sutphin
518-796-2211



\$259,900 South Glens Falls
10 E Notre Dame Street
6BR/2BA
MLS# 202616770
Stephen Satterfield
518-321-2071



\$575,000 Queensbury
10 Willow Road
4BR/2.1BA
MLS# 202623981
Neil Jordon
518-588-8976



\$410,000 Whitehall
934 Sciota Road
3BR/2BA
MLS# 202624785
Rachel McNamara
518-683-9997
Lisa Grassi Bender
518-744-7795



\$399,900 Saratoga Springs
31 Northway Court
4BR/1.1BA
MLS# 202625023
Robyn Colonell
518-583-3888
Lisa Grassi Bender
518-744-7795



\$200,000 Queensbury
213 Sherman Ave
3BR/1BA
MLS# 202610836
Tiffany Kasare
518-307-9149



\$349,999 Hudson Falls
34 Boulevard Street
3BR/1.2BA
MLS# 202623846
Tracy Bauer
518-232-5400



\$319,000 South Glens Falls
183 Main Street
5BR/3BA
MLS# 202623791
Lisa Grassi Bender
518-744-7795



\$1,100,000 Lake Luzerne
93 Sagamore Drive
3BR/4BA
MLS# 202625057
Christine McKee
518-338-5157



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



Barbara Kearney
Associate Broker
DIRECT (518) 223-9957



Adirondack Retreat Near Loon Lake. Well-loved ranch tucked away in the beautiful Adirondacks, just around the corner from Loon Lake. This inviting 3-bedroom, 1 1/2-bath home offers an open-concept layout and the perfect blend of comfort, relaxation, and year-round convenience. Step outside your back door and discover your own peaceful escape: a screened-in room on your deck with electricity, ready for morning coffee, afternoon reading, or simply unwinding while listening to the birds and feeling the gentle Adirondack breeze. Inside, hardwood floors add warmth and character, while the living room fireplace creates a cozy gathering spot on cool evenings. A new roof provides added peace of mind. Enjoy easy access to Loon Lake's public beach, public boat launch, deli, and ice cream shop, all just 4/10 of a mile away. Nearby Chestertown offers everything you need for year-round living or a relaxing vacation getaway. Close to Gore Mountain as well

Call Jill (518) 932-8077



LOON LAKE - Experience the best of Adirondack lakefront living in this private, completely renovated and fully furnished 4-bedroom, 2.5-bath retreat, offered with a RARE adjacent APA-APPROVED buildable lakefront lot, together providing an impressive 226 feet of lakefront, sandy shoreline, a private dock and spectacular views. Designed for four-season enjoyment, the home features an open-concept great room, kitchen and dining area, expansive deck, lakeside patio and fire pit, with boating, swimming, fishing and paddling from your own shoreline, winter recreation right outside your door, and Gore Mountain less than 20 minutes away. Turnkey, 10+ VRBO rating and strong rental history, this exceptional property is ideal as a primary residence, seasonal getaway, family compound or investment, with the additional buildable lakefront lot offering exciting possibilities for future expansion, another residence or simply added privacy.

Call Barb (518) 223-9957



Incredible Bedell Builders 4-bedroom, 3.5-bath log home offering exceptional privacy on 33+ spectacular Adirondack acres with no neighbors in sight, approximately 3,054 sq. ft. above grade plus 1,359 sq. ft. of finished/livable walk-out lower-level space, and a desirable first-floor primary suite. Quality features include radiant-floor heat, mini-split A/C, stone LP fireplace, solarium, generator, custom hickory kitchen with granite countertops and impressive AGA range/oven, plus a heated attached 2.5-car garage, separate garage, barn, shed, beautiful perennial gardens and private trails winding throughout the property. Offering the perfect combination of privacy, craftsmanship, space and classic Adirondack character, this exceptional property is ideal as a primary residence, country escape or family retreat—conveniently located just 5 minutes from the Schroon Lake boat launch and 20 minutes from Gore Mountain

Call Barb (518) 223-9957



Custom and charming 2-bedroom, 1-bath waterfront home offering approximately 810 sq. ft. of living space, 100 feet of frontage on Beaver Pond, incredible views of Park Mountain, a screened-in porch, separate laundry room and two outbuildings, all set on just under a half-acre. Enjoy four-season Adirondack recreation right outside your door with swimming, paddling, kayaking and fishing in the warmer months, plus ice fishing and snowmobiling in winter, with a convenient waterfront area for launching a boat or paddle craft. Just minutes from the spectacular 46,000+ acre Pharaoh Lake Wilderness Area, this special property is the perfect seasonal getaway or Adirondack basecamp, surrounded by pristine lakes, hiking and cross-country skiing trails, camping, wildlife and endless outdoor adventure.

Call Barb (518) 223-9957



Adirondack riverfront retreat with direct kayak access to Schroon Lake! 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



Mesmerizing Waterfront Retreat with approximately 895 Feet of Schroon River frontage. 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 passersby 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



Over 15 flat, level, and cleared acres in the Town of Schroon Lake with endless potential! 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



Rustic seasonal lakefront camp with 439 feet of frontage including your own cove on private Friends Lake on the East Shore. 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.

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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

VIBRANT ADIRONDACK MOUNTAIN COTTAGE



Escape to the peace and beauty of the Adirondacks with this delightful 1.3-acre wooded lot. This inviting cottage home blends original character with tasteful updates, featuring hardwood flooring, vaulted ceilings, stunning pine walls, and a cozy wood stove. Enjoy your mornings on the large covered deck, unwind in the screened-in porch, or relax on the charming wooden garden patio complete with built-in planter boxes for your favorite flowers, herbs, or vegetables.

Jay Price: \$389,900 MLS #208048



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



IMMACULATE RANCH HOME

3 Bed, 1 Bath ~ 2,684 Sq. Ft. ~ 1.41 Acres
Wood-burning Fireplace ~ Original Hardwood Flooring ~ Sunporch and Large Back Deck
Perfect for Nature Enthusiasts ~ Spacious Yard with Fresh Fruit Producing Apple Trees
Jay Price: \$299,000 MLS# 208126



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



HUSHED FOREST SERENITY

3 Bed, 2 Bath ~ 1,173 Sq. Ft. ~ 2.3 Acres
Secluded by Surrounding Forest ~ Privacy and Peace of the Mountains ~ Open Concept Living Room and Kitchen ~ Reconnect with Nature and Stay Close to Everything You Need!
Au Sable Forks Price: \$210,000 MLS# 208247



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

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5328 NY 30 ~ Indian Lake \$649,999

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.



6592 NY 30 ~ Indian Lake \$275,000

Welcome to 6592 NY-30, ideally located along the Adirondack Trail between the hamlets of Indian Lake and Blue Mountain Lake. This meticulously maintained Ranch offers comfortable year-round living with classic Adirondack charm and plenty of space to relax, entertain, and enjoy the outdoors. A welcoming front sun porch opens to a spacious living and dining area featuring custom built-ins and a propane woodstove. The large eat-in kitchen offers abundant cabinetry and counter space—perfect for gathering, sharing meals, or enjoying a friendly card game. From the kitchen, a spacious three-season room leads to the outdoor patio, creating an easy flow for summer grilling and entertaining. The main level includes two generously sized bedrooms, two full bathrooms, and laundry. The finished lower level provides even more living space with a large family room, flex room, additional full bathroom, storage, and a workshop, with both interior and exterior access. An oversized, heated and insulated two-car garage with attic storage provides plenty of room for vehicles, equipment, and all your Adirondack toys. Outdoor enthusiasts will love the convenient access to nearby lakes, hiking and snowmobile trails, and year-round recreation. Oak Mountain, Gore Mountain, and Garnet Hill are all within approximately 30 minutes. Whether you're looking for a full-time residence, seasonal getaway, investment opportunity, or Adirondack retreat, this wonderful property—being sold mostly furnished—is move-in ready and waiting for you to enjoy. Come experience all that this special Adirondack home 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 \$299,500

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!

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PRIVATE FRIENDS LAKE LIVING!

Beautifully remodeled waterfront home with 213' of frontage, beach and two docks. Set on 1.7 acres, it features a gourmet kitchen, multiple fireplaces, screened porches and comes fully furnished. Enjoy boating, skiing and year-round Adirondack adventures. \$1,750,000 mls#202624312



HILAND ESTATES Luxury Living in this beautifully updated home. Features: gourmet kitchen with Wolf/Sub-Zero appliances, soaring living spaces, 4 bedrooms, elevator, and 3-car garage. Private backyard w/patio & pool. New furnace & generator. Landscaped. \$1,150,000 mls#202624085



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



60' LAKEFRONT on Lake George in protected Warner Bay. Pre-existing non-conforming U-shape dock for 3 boats. Rehab - can be renovated in footprint of 2 bedroom house. Has lake and Mountain View's. Includes a garage and shed on separate lot. \$800,000 mls#202612094



Bolton Landing village gem!

House features a living room with wood stove, updated kitchen, sunroom w/built-in bar, and fenced outdoor space. Full baths on both levels & mudroom/laundry on 1st FL. Walk to restaurants, shops & beaches. Ideal residence, getaway, or investment. \$695,000 mls#202622338



Exceptional Lake George location! This beautifully maintained home features hardwood floors, an open granite kitchen, finished walkout basement, and tranquil backyard setting. Minutes from the resident-only beach, Lake George Village, restaurants, shopping, and outdoor adventures, offering the perfect Adirondack lifestyle. \$659,000 mls#202623073



Bolton Landing retreat!

This 2-bedroom ranch features filtered lake views, a spacious deck, hot tub, fire pit, raised garden bed, fenced yard, and garage. Close to beaches, marinas, restaurants, shopping, and hiking trails. Perfect year-round or vacation home. \$525,000 mls#202622956



ACREAGE IN QUEENSBURY!

Opportunity with this 3.63 acre lot includes a barn and garage-workshop right on Bay Rd. In the Lake George School district. Build your dream home on this property in this convenient location. \$119,000 mls#202327819





CLASSIC LAKE GEORGE charm meets modern comfort in this updated 1880 waterfront home. Featuring 5 bedrooms, 4.5 baths, historic wood details, and stunning lake views throughout. Enjoy a lakeside family room, stone fireplace, wraparound porch, and oversized boathouse with rooftop deck on a private point with sandy swimming and sunsets. \$8,900,000 mls#202617332



EXCEPTIONAL east-side Lake George estate offers 200+ feet of pristine shoreline, panoramic lake views, a 5,260sqft luxury residence on 1.31 acres, expansive docks with four lifts, heated garages, and spectacular indoor-outdoor living, including a 3,000sqft heated rooftop terrace designed for unforgettable sunsets and effortless entertaining. \$8,695,000 mls#202617272



RARE Lake George masterpiece! Newly built in 2025, this exquisitely crafted waterfront estate spans over 6,000 sq. ft. on 120 feet of coveted shoreline. Designed for effortless luxury with spectacular lake views, private lakefront U-shaped dock, and exceptional indoor-outdoor living. Offered fully furnished and turnkey. \$6,750,000 mls#202622919



LAKE GEORGE FAMILY COMPOUND House with 11 cabins & 6 motel rooms with 194' lake frontage with 2 docks on 1.75 Acres in Lake George. Main house has 2 Bedrooms, 2.5 Bathrooms, 3 Gas fireplaces, 1st FL laundry. Primary Bedroom suite w/balcony, jet tub & WIC. 3-season sunroom. Detached Garage, plus plenty of parking. Tremendous potential with many options! \$5,595,000 mls#202524135



ARCHITECTURAL LAKE HOUSE 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



LAKE GEORGE LAKEFRONT in Arcady Bay Estates with 129 feet of shoreline and sweeping lake and mountain views. Spacious 6-bedroom, 5.5-bath home across three levels. Rare grandfathered boathouse with 5 dock spaces. Private community amenities. An exceptional opportunity to create your perfect waterfront retreat. \$2,500,000 mls#202618113



CHARMING LOG COTTAGE with Lake George frontage. Single-level living with wood-burning fireplace, walls of glass, and lakefront deck. Kitchen with island and stainless appliances. Primary suite plus two bedrooms. Detached garage, shed, steps to water, and multiple docks with five slips. \$1,549,000 mls#202619458

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Jane Callahan 518 656 9758

Tim Collins 518 656 9068

Nabil EIDib 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



72+ACRES turn-key golf & hospitality property. 20 min to Lake George. A 9-hole course, clubhouse w/restaurant/bar, event space & 2BR apartment. 9 APA-approved building rights offer development potential. \$1,925,000 mls#202616724

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

WOODED 7 ACRES Offers privacy for your vacation retreat or year-round home. Just 5 miles north of Bolton Landing. Convenient to location. Enjoy the relaxed lifestyle & waters of nearby Lake George. \$95,000 mls#202614673