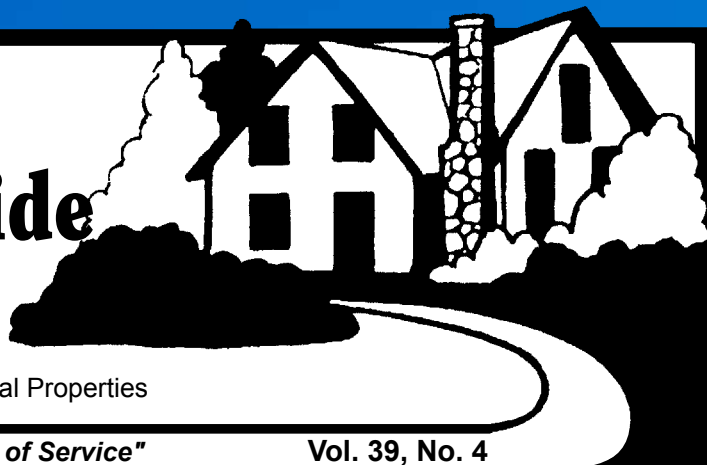


North Country Home Buyer's Guide



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LOON LAKE



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BRANT LAKE



NEW PRICE
Exceptional Brant Lake lakefront! This custom 3BR home with 2 additional sleeping areas features over 3,100 sq. ft. plus a finished lower level, dramatic window walls with stunning southern lake views, two double-sided gas fireplaces, and exquisite Adirondack craftsmanship throughout. Enjoy a sandy beach, docks, stone fire pit, expansive decking, and a detached 3-car garage with guest apartment. A rare opportunity to own a premier Adirondack lakefront retreat. **MLS#202613818 \$2,449,000**

PARADOX LAKE



NEW PRICE
Spectacular cedar-sided contemporary on pristine Paradox Lake with 130' of private waterfront! This impeccable 4 bdrm, 3 bath home features a great room with wood-burning stone fireplace, cathedral ceiling, open kitchen, lakeside sunroom, and expansive wraparound deck. Enjoy a primary suite with ensuite bath. Walkout lower level with family room, fireplace, bedroom and full bath. Includes a covered dock, EV charger & seasonal garage. A true Adirondack retreat—play on the lake in summer and ski nearby in winter! **MLS#202528055 \$1,950,000**

SCHROON LAKE



PENDING
Custom 2002 year-round home on Schroon Lake's sought-after East Shore Drive! Designed for effortless lake living, the main level features 2 bedrooms with ensuite baths, an open kitchen and living area, hardwood floors, a large center island, and walls of glass framing panoramic lake and mountain views. The lower level offers a spacious bonus sleeping area, recreation space ideal for an office or gym, full laundry room with mechanicals/storage, and a 28' deep one-bay garage. Across the road, enjoy 110' of private sandy frontage with a covered deck and electric at the water's edge. Additional highlights include a Generac generator and a brand-new LP central heating and cooling system in 2023. Perfect for entertaining & for taking in Schroon Lake's 250th fireworks celebration from the comfort of your own space! **MLS#202617324 \$989,000**

PARADOX LAKE



PENDING
Welcome to Paradox Lake! This lovingly maintained 4-season lakefront retreat has been enjoyed by the same family for 20 years and offers 125' of direct waterfront with a private sandy beach on one of the widest and deepest parts of the lake. Enjoy an open floor plan, warm Adirondack wood finishes, Hearth Stone soapstone wood stove, propane/electric heat, high-speed internet, 24kW generator, and an 8' x 48' screened porch overlooking the lake. Outdoor features include a large lakeside shed for toys, outdoor shower, newly paved driveway with upgraded drainage, and rights to a large association beach just an easy walk away. A true year-round lakefront escape! **MLS#202617916 \$969,000**

LOON LAKE



NEW PRICE
100' of Loon Lake frontage with stunning 180° lake and mountain views! Well-maintained year-round 4BR/2BA home featuring an open-concept design, finished walkout lower level, wood-burning fireplace, new propane heating & cooling system (2025), whole-house Generac generator, permanent dock, sandy shoreline, shed, carport, and kayak/paddleboard rack. **MLS#202617817 \$924,900**

SCHROON LAKE



Year-round 4BR, 3BA home in the private Burzee Cedar Grove Association with beautiful lake views. Features include a loft, finished walk-out basement, new central air, wraparound porch, gardens, fire pit, and antique wood stove. Includes shared lakefront with sandy beach, dock slip, and 4.3 acres of common land. Don't miss this Schroon Lake retreat! **MLS#202614253 \$895,000**

SCHROON LAKE



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 \$850,000**

SCHROON RIVER



PENDING
Nestled on 3.9 private acres with direct river frontage, this Adirondack retreat offers luxury, comfort, and endless year-round enjoyment. Featuring a custom light-filled kitchen, elegant dining area, cozy wood-burning fireplace, private primary suite with soaking tub, multiple bedrooms/baths, and flexible loft space. The finished lower level adds recreation, craft, and laundry areas. Enjoy peaceful river views from the expansive deck or screened porch. Includes heated garage with workshop, detached boat garage, barn, and multiple outbuildings for all your Adirondack gear. 20 beds total and offered furnished (with exclusions). A rare waterfront family compound ready for unforgettable gatherings. **MLS#202619556 \$845,900**

LOON LAKE



NEW
Custom-built, year-round 3BR/2.5BA home privately situated on 5+ acres with deeded docking and sandy beach access. Features include a stunning great room with cathedral ceilings, stone wood-burning fireplace, custom granite kitchen, private primary suite, and finished lower level with radiant heat, family room, office, 2 bedrooms, and full bath. Central A/C, workshop, and exceptional four-season living combine with rare lake access to create the perfect Adirondack retreat. **Offered at \$819,000**

TICONDEROGA CAPE



NEW PRICE
Never lived in! This stunning 2021-built Cape Cod sits on a scenic .73-acre lot and offers 2,849 sq. ft. with 3 bedrooms, 2 full baths, and 2 half baths. Features include a first-floor primary suite, walk-in closet, hardwood floors, custom tile work, crown molding, and high-end finishes. The open kitchen boasts granite countertops, farmhouse sink, oversized island, stainless steel appliances, and custom cabinetry. Finished basement offers endless possibilities, with room to add a garage. Enjoy peaceful neighborhood living with views of Lake George and the surrounding mountains, minutes from Lake George and Lake Champlain boat launches. Perfect year-round home or vacation retreat! **MLS#202620111 \$749,900**

MADISON CREEK



NEW
Last home on a dead-end road! Enjoy exceptional privacy with frontage on Madison Creek, surrounded by forests, waterfalls, wetlands, and wildlife. This well-maintained home features a full basement, workshop, craft room, hot tub room, newer 3-car garage, barns, and outbuildings. Explore your own mountain stream, beaver pond, rock outcroppings, and waterside cabin. Ideal as a year-round home, getaway, hunting property, or family retreat. **MLS#202618932 \$735,000**

SCHROON LAKE



NEW
Escape to the Adirondacks with deeded lake rights to 9-mile Schroon Lake. Nestled on a private, wooded 2-acre lot at the end of a quiet dead-end road, this 3BR/2BA chalet features an open floor plan, soaring windows, and a wraparound deck. Recent updates include a new roof, whole-house generator, LP furnace, flooring, and more. Under 30 minutes to Gore Mountain and includes access to Blue Sky Beach & docking. Perfect as a four-season getaway, investment, or year-round home. **MLS#202619402 \$729,000**



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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 \$695,000**

N.HUDSON LOG ON 20AC



PENDING
Beautiful 3-bedroom, 2.5-bath log home situated on 20 private acres with breathtaking mountain views! This stunning property offers the perfect blend of rustic charm! Relax by the custom stone wood-burning fireplace on chilly Adirondack evenings, or take in the peaceful surroundings from the wraparound porch featuring a screened-in area perfect for entertaining or unwinding outdoors. The spacious layout includes large bedrooms, with a convenient first-floor primary suite. Hardwood floors run throughout the home, adding warmth and character to every room. A huge basement with a 1-car garage provides plenty of space for storage, a workshop, or all your outdoor recreational toys. Also a detached 1-car garage! Just recently stained and ready to enjoy! Enjoy privacy and tranquility while still being conveniently located near the Northway, Schroon Lake, Paradox Lake, and Lake Placid. **MLS#202617361 \$675,000**

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**

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



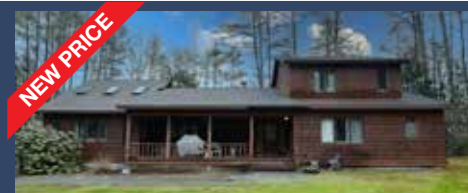
NEW CONSTRUCTION
Custom 2,016 sq. ft. Adirondack-style home on 3.54 wooded acres, with completion expected by October 2026. Features include log siding, drilled well, septic, 200-amp electric, radiant heat, great room with stone gas fireplace, first-floor primary suite, loft-style second floor, and a 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**

SCHROON LAKE



NEW
Modern rustic elegance bordering NY State land with direct access to snowmobile & cross-country ski trails. Just 5 minutes to Schroon Lake and close to Horseshoe Pond for paddling and fishing. Featuring heated slate floors, cathedral ceiling, soapstone woodstove, upscale kitchen with granite countertops, hickory cabinets and quality appliances. Main floor bedroom, bath, sunroom, screened porch and deck overlooking the peaceful yard. Upstairs offers 2 bedrooms, a full bath and walk-in storage. Home includes propane heat, 3 mini-splits, unfinished basement with storage, washer, Rinnai solar hot water system, ICF foundation, 13K generator, log 2-car garage and woodshed. A private Adirondack retreat! **MLS#202619321 \$599,000**

SCHROON RIVER



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 \$589,000**

ADIRONDACK



PENDING
This charming 3-bedroom, 2-bath year-round chalet offers comfort, privacy, and Adirondack living. Built in 2005, the home features include a spacious loft, three heating zones, 12' x 28' Trex deck, full walkout basement with 9' ceilings, and detached 2-car garage with electric. Just minutes from the Schroon Lake boat launch, this property is perfect as a full-time home, vacation getaway, or investment opportunity. Don't miss this Adirondack gem! **MLS#202618948 \$480,000**

ANTLER LAKE



NEW
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**

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**

CRYSTAL LAKE TOWN HOUSE



NEW PRICE
Maintenance-free living with direct waterfront on non-motor-boating Crystal Lake! Includes rights to a common beach area, clubhouse, tennis courts, and 100+ common acres for hiking and recreation, PLUS only 20 minutes to Gore! Open floor plan, 3BD, 2.5 BA, w/woodburning fireplace and deck overlooking the lake. Dues include ALL exterior maintenance of building, including insurance, and grounds **MLS#202615424 \$410,000**

SCHROON LAKE W/INLAW



Spacious 4BR, 3 full/2 half bath home featuring a private in-law suite—ideal for extended family, guests, or rental potential. Bright living spaces, fireplace, wood stove, attached 1-car garage, and front deck for relaxing. Basement includes laundry, storage, and additional living space. Minutes to downtown Schroon Lake and the public beach—perfect for year-round living or a four-season getaway. **MLS#202614346 \$349,900**



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CHESTERTOWN

4BR IN JOHNSBURG

SCHROON LAKE



Significant Price Improvement! Now offered at an exceptional value, this charming Chestertown home is attractively priced for today's market! Tucked away on 6.5+ wooded acres at the end of a quiet dead-end road, this brand new 3-bedroom, 2-bath home offers the perfect blend of privacy and simplicity. Just completed and never lived in, with a new well, septic, and freshly seeded lawn--everything is done for you. Move in and start enjoying easy, low-maintenance living in Chestertown. A peaceful setting you'll fall in love with the moment you arrive. **MLS#202615754 \$324,900**



Warm and inviting farmhouse-style ski home set on 11+ private acres in the heart of Johnsburg. This 4-bedroom home, plus an additional sleeping space all located on the second floor, offers a spacious and functional layout ideal for year-round enjoyment. The expansive main-level living area features an oversized living room and a wood burning fireplace creating a cozy and rustic Adirondack feel. The kitchen includes a sitting peninsula and opens to a bright breakfast room, providing a welcoming space for everyday dining and gathering. A sun porch and practical mudroom entry enhance both comfort and convenience, especially after a day outdoors. The property also includes a detached 2-car garage with storage above and a full unfinished basement offering additional potential. A perfect blend of charm, space, and privacy--ideal as a primary residence, getaway, or investment property. **MLS#202616075 \$319,000**



Classic 3-season cottage near Schroon Lake with deeded beach access just across the road! Set on a private 1.47-acre wooded lot, this 2BR/1BA retreat features a stone wood-burning fireplace, enclosed porch, eat-in kitchen, detached garage, woodshed, and bonus bunkhouse. Launch a canoe or kayak from the shared lake access and enjoy beautiful Schroon Lake sunsets. Most furnishings included! **MLS#202619992 \$289,000**

RANCH IN SCHROON LAKE

MULTIFAMILY IN CHESTERTOWN

FARMHOUSE ON 46 ACRES



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



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



Fixer-upper farm-house on 48-acres in near Brant Lake. Just over 2-miles to the Brant Lake public boat launch. Currently 4 existing lots (including the farm-house lot) there are 45.8 acres can be sub-divided further. 200-amp electrical panel, drilled-well, and concrete septic in place. Winter views of Brant Lake from atop the high point of the rear 45+ acre parcel. (summer views with select clearing) Very unique properties for the right buyer. **MLS#202518548 \$229,000**

HOME ON 3+ACRES

DUPLEX IN CHESTERTOWN

RANCH IN SCHROON LAKE



Beautiful setting with 3.45 cleared and mostly flat acres next to Crossroads store in Chestertown. Manufactured home (year-round) with added porches, 2-car garage, and several outbuildings. Drilled-well, septic system and 200-amp electric panel. 2-designated bedrooms with a 3rd flex room that could be a bedroom or overflow sleeping. less than a minute drive from exit 25 off I87 for easy access. **MLS#202528178 \$219,000**



This is a Multi-family 2-unit rental in the heart of Chestertown! Walking distance to everything in town- shops, restaurants, etc. Main level is a commercial space w/ half bath (currently not rented) 2nd level- 1 bed/1bath apartment. New metal roof! Parking is located behind the building. Must have 24-48 hr notice for ALL showings! **MLS#202515802 \$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**

ADIRONDACK FARMHOUSE

CABIN ON 10 ACRES

MINERVA CABIN



Welcome to 1037 Valentine Pond Road. This 1920's farmhouse on 1.6 acres near Schroon Lake & Brant Lake and an easy drive to Gore Mt. Woodstoves in living room & dining room. Kitchen w/island. 4 bedrooms (one with balcony) & room for second bath. 2 decks. 1 car garage / workshop. 25' x 15' workshop/storage building (2 rooms). Needs work but priced to sell! **MLS#202620080 \$155,000**



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**



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 \$99,500**



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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



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!

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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 & 2BAs. 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! **\$2,700,000**



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**



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. **\$652,000**



FISH HOLLOW HOME, BARNS & 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**



HAYESBURG ROAD HOME, BARNS & ACREAGE - A "must see" for horse and any farm animal lovers for this amazing one-of-a-kind property. Very neat & manicured. Rare find of flat, fenced-in grazing & pasture land with 70+ acres. Located on this gorgeous property is a 2 BR, 1 BA home with full basement, generator, guest

house, 2-car garage, pole barn & attached work shed & horse barn. Great location 6 miles from Northway. Close proximity to hiking trails, snow mobile trails, lakes, rivers & Gore Ski Area (only 20 minute away). Tractor & farming tools included. Some house furnishings are included. **\$850,000**



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/pickleball 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



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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.**



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**



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. **\$230,000**



CHARMING VILLAGE HOME

Located in the heart of town, this 4 bdrm, 1 ½ 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. **\$180,000**



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**

LAND FOR SALE

- 1.1 acre wooded building lot with survey, driveway adjacent to property, electric available roadside. **\$36,000**
- 5.56 acre wooded building lot with survey, driveway roughed in, and underground electric. **\$44,000**
- 3.6 acre wooded building lot on North Gore Rd, 15 minutes to Gore and 10 minutes to Minerva Beach. **\$48,000**
- 7.02 acre wooded building lot with survey, driveway roughed in, and deeded access for electric. **\$53,000**



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



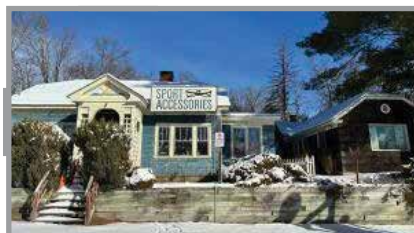
\$645,000 Fort Ann
497 Hadlock Pond Road
4BR/2BA
MLS# 202616874
Mary Sullivan
518-260-1761



\$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



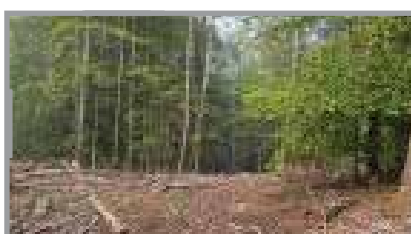
\$255,000 Queensbury
213 Sherman Ave
3BR/1BA
MLS#202610836
Tiffany Kasare
518-307-9149



\$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



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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 \$825,000 - Stunning 3-bed, 2.5-bath Craftsman by Mckenna Construction on 5 acres! Under construction—choose finishes now. Features hardwoods, custom cabinetry, granite, upgraded appliances, coffered ceilings, fireplace, luxe primary suite, oversized garage & deck. Perfect blend of style, comfort & function!



Lake George Waterfront \$2,750,000 Extraordinary custom Lake George waterfront home with 106' of shoreline and stunning southern views! Sleek modern design with soaring ceilings, La Cornue kitchen, and a showstopping great room. Luxe primary suite, walkout lower level with 2 ensuites, Trex deck & patio, 3-car garage, generator & new dock. A rare luxury retreat!



Lake George Commercial \$575,000 - Prime 1,289 SF commercial building on a ¼-acre corner lot on Route 9 in Lake George! High visibility with strong traffic. Features 2 overhead doors, 12' ceilings & lift. New roof & paved lot. Flexible Tourist Commercial A zoning allows retail, restaurant, office & more—great opportunity!



Queensbury commercial property 9.63 acres \$44,9900 - Exceptional 9.63-acre commercial parcel in Queensbury! Zoned moderate commercial with frontage on 4 high-traffic roads for maximum visibility & access. Ideal for retail, office, restaurant or mixed-use. Rare opportunity in a prime, high-demand business corridor!



Lake George \$1,295,000 - 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 \$489,900 Beautiful 3-bed, 2-bath custom ranch by Cerrone Builders on 1+ acre in quiet Queensbury! Open layout with spacious living, dining & stunning kitchen with island & pantry. Private primary suite, 2 additional bedrooms, mudroom/laundry, 2-car garage & full basement. Optional screened porch. Customize your plan!



Chestertown \$474,900 - Escape to your own private Adirondack retreat! Nestled on 2.75 wooded acres in peaceful Chestertown, this spacious 4-bedroom, 3-bath custom home is minutes from skiing, hiking, snowmobiling, Lake George, and endless outdoor recreation. Featuring a spacious layout, finished basement, oversized garage with workshop, and large outbuilding, it's ideal as a year-round home, vacation getaway, or Airbnb investment. Privacy, adventure, and opportunity await!



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! \$129,900 - 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!



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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



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



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



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



Escape to the Adirondacks in this beautifully maintained log home on 8 private acres, featuring 3 bedrooms, 1 bath, an open layout, and a cozy stone fireplace. Built in 2004 for year-round living, the home also offers a full basement, screened-in porch, and a peaceful babbling brook winding through the property. Conveniently located near Gore Mountain, this retreat is perfect as a full-time home, getaway, or investment property with endless outdoor recreation nearby.

Call Barb (518) 223-9957



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 lake-side 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



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



Discover refined Adirondack living in this beautifully appointed, fully furnished retreat set on 1.5 private acres in the heart of Chestertown. Thoughtfully designed and newly refreshed, this 4-bedroom, 3-bath residence offers a seamless blend of rustic elegance, comfort, and versatility - ideal as a year-round home or sophisticated getaway. Where every season brings a new reason to stay

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Associate Broker
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**RIGHTS TO
LOOK LAKE**

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



SOLD

Unique and Rare Direct Brant Lake Access with Docking. This 11-acre parcel offers 5 dock slips. While the land itself is largely wetlands and not buildable, the true value lies in its direct lake access, a rare find, once in a lifetime in this market. Ideal for nearby property owners or someone seeking dependable lake access. Opportunities like this-combining Brant Lake access, existing dock infrastructure, amazing sunset views don't come around often. Conveniently located near Exit 25 of the Adirondack Northway!

Call Barb (518) 223-9957



**LAKE RIGHTS
CONDO**

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**



**BRANT LAKE
VIEWS**



**CHESTERTOWN
OPPORTUNITY**

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



SOLD

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

Call Jill 518-932-8077

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Christopher Paricio
Associate Broker
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Cheryl Hayes
Licensed Real Estate Salesperson
(518) 335-1399



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**



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



Thurman ~ Adk Mtn retreat just minutes from Lake George and Gore Mtn -- 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 turnkey 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 in under 20 minutes. Easily accessible by car, with bus service from NYC to Warrensburg and Amtrak service to Ft. Edward. **\$445,000**



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**

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\$2,199,000



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



581 U.S. Route 9, Schroon Lake
Angela Dross
Lic. Associate Real Estate Broker
c: 315.244.2243
\$989,000



128 Craig Road, Putnam Station
Casey King, RSPS, SFR
Lic. Associate Real Estate Broker
c: 518.321.6110
\$650,000



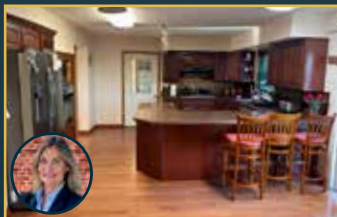
9 Chippewa Loop, Brant Lake
Erin Steinbach
Lic. Associate Real Estate Broker
c: 518.222.6031
\$549,000



326 Middle Road, Crown Point
Christine L. Keller
Lic. Real Estate Salesperson
c: 518.524.6834
\$479,900



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



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

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



Erin Steinbach
Lic. Associate RE Broker
c: 518.222.6031



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VICTORIAN ERA ARCHITECTURE



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

Au Sable Forks

Price: \$330,000

MLS #206743



WHISPERING PINES OASIS

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

Jay Price: \$399,000 MLS# 205979



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: \$280,000 MLS# 207117



CALL THE MOUNTAINS HOME

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

Jay Price: \$235,000 MLS# 178414



PEAK ADIRONDACK COMFORT

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

Jay Price: \$198,000 MLS# 205618



COTTAGE CHARM, HAMLET LIVING

2 Bed 1 Bath ~ 936 Sq. Ft. ~ 0.26 Acres
Newly Remodeled Bath and Kitchen
New Appliances ~ Dedicated Laundry Rm
Detached 1 Car Garage ~ Enclosed Front Porch
Walking Distance of the Covered Bridge & Park

Jay Price: \$164,900 MLS# 206392



BUILD YOUR OWN LEGACY

6.2 Acres ~ Build-Ready Lot
2 Car Garage - 24' x 32. ~ APA Permit
for Subdivision ~ Municipal Approvals
Needed ~ Potential for 12 building sites ~ This
versatile property offers endless possibilities

Keeseville Price: \$120,000 MLS# 207604

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JAY N.Y. 12941

B.A. STRAIGHT



REAL ESTATE LLC

Phone: 518-946-2600

Fax: 518-946-2419



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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. \$2,995,000 mls#202618113



LAKE GEORGE MARINA 110' lakefront on 2+ acres in Silver Bay. Residential & Commercial zoning. Class A permit with 168 storage spaces & 3 docks. Established operation with strong ROI potential, sale-leaseback option, and development upside (up to ~22 beds). Includes multiple buildings and a 3BR/2BA apartment. \$4,995,000 mls#202525758



HIGH TRAFFIC RESTAURANT In the historic community of Whitehall. Opportunity for an investor looking for a high-visibility property w/apartment. Located on Route 4, one of the busiest thoroughfares in the region. Renovated restaurant w/2BR apartment above. A turn-key solution! \$899,000 mls#202524253



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. \$1,599,000 mls#202619458



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 house. Has lake and Mountain View's. Includes a garage and shed on separate lot. \$959,000 mls#202612094



LAKEFRONT Vacation property with camp in South Bay on Lake Champlain. Three-season camp on 3 parcels totaling 1.24 acres w/about 364' of lake frontage. Incredible views, fishing, and privacy with dock & private beach area. Also on the property is an outhouse & storage shed. Don't miss this chance to own your own piece of lakefront. \$159,000 mls#202618607



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



ADIRONDACK RETREAT Located on private 2.64-acre lot with 6BR, 5.5BA, 3 ensuites. Updated with new roof and mechanicals. Two kitchens, living and dining areas. Basement, 2-car garage. Near lakes, trails, skiing. Ideal for multi-gen living, retreat, or investment. \$679,000 mls#202615970





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. \$9,900,000 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



ACERAGE w/ POND Own 440 private acres in Bolton, surrounded by protected NYS land. Enjoy exclusive access to 45-ft-deep Indian Pond, famed for bass fishing. Features a 3-bed, 2-bath home, 5-car garage with workshop, solar power, trails, and unmatched seclusion. Your ultimate wilderness retreat and legacy property. \$8,995,000 mls#202612936



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



CLEVERDALE 117' of Lake George lakefront on a landscaped 0.52-acre lot with a spacious 3BR/3BA home. Finished walkout lower level, bonus room, fireplaces, enclosed porch, and expansive lakeside deck. Includes covered U-shaped dock with sundeck, firepit, attached 2-car garage, and shed. Perfect for luxury waterfront living. \$4,100,000 mls#202614082



ARCHITECTURAL LAKE RETREAT 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 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

DAVIES~DAVIES & ASSOCIATES REAL ESTATE LLC

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LAND FOR SALE

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

ACREAGE IN QUEENSBURY!

3.63 acre lot with barn and garage-workshop on Bay Rd. Lake George Schools. Build your dream home on this property in this convenient location. \$119,000 mls#202327819

QUEENSBURY COMMERCIAL ZONED

0.78 Acre lot. Great for professional offices in an already well established office area. Conveniently located on a quiet drive off of high traffic Bay Rd. \$53,500 mls#202324102