

North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

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JUN 15 - JUL 15 2026

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SCHROON LAKE



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BRANT LAKE



LOON LAKE



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SCHROON LAKE



NEW
Charming Schroom Lakefront Chalet! Step back into Adirondack tradition with this cozy 4-bedroom, 1-bath, three-season lakefront cabin offering 100 feet of direct shoreline with a sandy beach and private dock on beautiful Schroom Lake. Owned and loved by the same family for the past 25 years, this retreat combines rustic character with privacy and no road to cross! The inviting great room features soaring knotty pine cathedral ceilings and a wood-burning fireplace--perfect for gathering after a day on the lake. A Finnai LP heater, new roof, and high-speed internet provide convenience and peace of mind. Enjoy morning coffee on the private covered deck with stunning lake and mountain views, swim from your sandy beach, take in the sunset, enjoy some of the best boating and fishing in the Adirondacks. This lovingly maintained escape blends charm, recreation, and serenity in one package--ready for its next chapter of memories. **MLS#202617322 \$850,000.**

SCHROON LAKE



NEW
Spectacular Lakefront Home on Schroom Lake! Located in the private Burzee Cedar Grove Association, this year-round 4-bedroom, 3-bath home offers stunning views and exceptional amenities. Some features include a cozy loft space, finished walk-out basement, central air (new), wrap-around porch, beautiful gardens, fire pit area, and a charming antique 1903 cast-iron wood-burning stove--perfect for those chilly Adirondack evenings. The dining area has breathtaking lake views, creating the ideal setting for gatherings. The HOA has 4.3 acres of shared common space with 180 feet of pristine lakefront, complete with a dock slip and sandy beach for summer fun. Don't miss the chance to own this incredible piece of Schroom Lake paradise! Back on Market no fault of the seller or property! **MLS#202614253 \$895,000.**

SCHROON LAKE



NEW
Charming 2-bedroom, 2-bath log cabin with lake rights to Blue Sky Estates on Schroom 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**

SCHROON LAKE



NEW
Custom 2002 year-round home on Schroom 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 Schroom Lake's 250th fireworks celebration from the comfort of your own space! **MLS#202617324 \$989,000**

LOON LAKE



NEW
Nestled along 100' of direct frontage on beautiful Loon Lake, this well-maintained year-round home offers breathtaking 180-degree lake and mountain views with the perfect setup for summer fun. Enjoy a sandy-bottom shoreline, two levels of usable waterfront with natural stone retaining walls, pressure-treated stairs, and a 40' x 6' permanent dock ideal for boating, swimming, fishing, kayaking, and making lasting Adirondack memories. Additional outdoor amenities include a shed, carport, and kayak/paddleboard rack. Thoughtfully updated with a new high-efficiency propane heating and cooling system (2025), the home offers 2 bedrooms and 1 full bath on the main level with an open-concept kitchen, dining, and living area designed to capture lake views. The finished lower level includes 2 additional bedrooms, a full bath, recreation space perfect for guests, game nights, and a home office or gym, along with a laundry/mechanical room. Additional highlights include a wood-burning fireplace and whole-house Generac propane generator. **MLS#202617817 \$949,000.**

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 Schroom Lake. The interior features a spacious living room and kitchen, plus a convenient mud-room with washer and dryer. Enjoy the convenience of co-op ownership! The HOA has 4.3 acres of shared common space with 180 feet of pristine lakefront, complete with a sandy beach and docking for summer fun. Close proximity to downtown Schroom Lake! Get in now so you can enjoy the summer! **MLS#202612027 \$421,500**

BRANT LAKE



NEW
Brant Lake year-round retreat with unforgettable lake and mountain views! This 4-bedroom, 1.5-bath home offers direct waterfront access, spectacular sunsets, and the classic Adirondack feel! The lake side features tiered decking for privacy and outdoor living, leading down to a stone retaining wall, private dock, and an old boat house ideal for storage or a small john boat. Inside, enjoy warm wood finishes, vaulted ceilings, a fireplace, and lake views from the main living area. Additional features include an outdoor shower, whole-house generator, and a 2-car garage with bonus room above located across the road! Your very own slice of paradise on Brant Lake! **MLS#202617439 \$1,100,000.**

BRANT LAKE



NEW PRICE
3-bedroom, 2 full bath home with lake views and deeded docking on Brant Lake! Enjoy easy access to your dock just across the road and a shared beach nearby. The spacious screened porch is perfect for relaxing Adirondack evenings, while large dining room windows capture beautiful natural light. Cozy up by the fireplace or unwind in the primary suite featuring a soaking tub and private deck. Recent updates include a new oil tank, updated basement plumbing, new gas log fireplace insert, and newer hot water heater. Heated garage and large basement provide ample storage for all your Adirondack gear. Property being sold as-is. Get in NOW to enjoy the summer! **MLS#202528812 \$639,900**

BRANT LAKE



Experience exceptional Adirondack lakefront living on Brant Lake. This custom 3BR home with 2 additional sleeping areas features 3,113 sq ft plus a finished lower level, dramatic window walls with southern lake views, and stunning wood-and-stone craftsmanship. Highlights include two double-sided fireplaces, a custom spiral staircase, spacious game room, and expansive outdoor living with deck, sandy beach, docks, and lakeside fire pit. Detached 3-car garage with guest apartment. A rare, private retreat with unforgettable views. **MLS#202613818 \$2,599,000.**

PARADOX LAKE



NEW
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 \$969,00. MLS#202614514 \$605,000**

CRYSTAL LAKE TOWN HOUSE



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 \$439,500**

PARADOX LAKE



JUST FOR YOU, A SPECTACULAR 4-bedroom cedar sided custom contemporary home located in a private setting with 130' on pristine Paradox Lake. Great room with wood burning stone fireplace and cathedral ceiling, custom kitchen along with a delightful lakeside sunroom with sitting and dining area all adjoining a large lakeside wraparound deck. Two bedrooms and a full bath complete the main floor. Tranquil second floor primary bedroom contains walk in closets and an ensuite bath with oversized shower, plus a bonus loft space. Lower level contains a spacious walkout lakeside bedroom, full bath a large family room with propane fireplace and a utility room with laundry. Mostly furnished except artwork. A single slip covered dock with large deck completes the waterfront. EV Charger. Separate seasonal 1 car garage. Ski at Gore and Whiteface in the winter and play on Paradox Lake in the summer. Make this your dream come true! **MLS#202528055 \$2,195,000**



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N. HUDSON LOG ON 20AC

6BR NEAR NORTH CREEK

BRAND NEW



NEW
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**



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**



NEW PRICE
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 right 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 \$339,900**

DUPLEX IN CHESTERTOWN

CONTEMPORARY ON 23 ACRES

MULTIFAMILY IN CHESTERTOWN



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



NEW PRICE
Spacious 3-bedroom, 3-bath 2,500 sq ft home on 24 acres! Some features include three fireplaces, multiple living areas, a finished basement with a wet bar, two offices, and an attached 3-car garage. The primary suite offers radiant heated floors, a walk-in closet, a private fireplace with a sitting area, and a large ensuite bath. Custom cabinets in the mud room for all the ski gear, coats & bags! Private Dining area right off the Kitchen. Additional sleeping space is located upstairs. Living room area with a lot of natural light and a fireplace to enjoy those chilly evenings. Enjoy outdoor living on the expansive back deck and a large screened-in front porch. Attached three-car garage with work area and ample storage for vehicles and all the outdoor toys! Conveniently located near local lakes and Gore Mountain for year-round recreation. **MLS#202613346 \$709,000**



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**

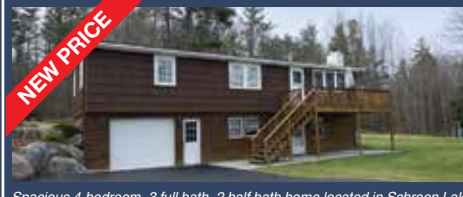
RANCH IN SCHROON LAKE

SCHROON LAKE W/INLAW

HOME ON 3+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 baseboard boiler. Attached Large 1 - 2 car garage that can be heated. A great screened room between the garage and house with entry doors to both the garage and house. Beautifully landscaped property with lots of opportunities and quietness **MLS#202524486 \$285,000**



NEW PRICE
Spacious 4-bedroom, 3 full bath, 2 half bath home located in Schroon Lake, featuring a versatile in-law suite ideal for extended family, guests, or potential rental income. The main living area offers comfortable living space with abundant natural light, while the separate in-law suite provides added privacy and flexibility. Enjoy relaxing evenings on the front deck porch-perfect for entertaining or unwinding with friends. The home also features a wood stove in the basement area- along with a laundry room, storage room and half bath. Attached one-car garage for convenience & all your outdoor toys. Ideally located just minutes to downtown Schroon Lake and the public beach, this property offers both accessibility and a peaceful setting. A great opportunity for year-round living or a vacation retreat! **MLS#202614346 \$349,900**



NEW PRICE
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**

FARMHOUSE ON 46 ACRES

4BR IN JOHNSBURG

MINERVA 1 ACRE W/CABIN



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



NEW PRICE
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**



NEW
Get ready for this land listing in the heart of the Adirondacks. This 1 acre parcel has multiple outbuildings. A cabin - 200 square feet, storage shed, a heavy-duty storage shed, an outhouse, a possible pond, front and side decks, outside fireplace, and lots of opportunities. The cabin was built in 2018. It has insulation in the entire cabin except the flooring. The outside siding and inside 12 inch plank flooring came from Mennonites. There is an electric wall heater that works with the generator and a my buddy heater as well. It offers a water storage container for washing only, a sofa bed, mini fridge, a 5 gallon poulan water pump will be added to the kitchen sink area, storage, and electric use through a generator - which will be included. All items on the property are being left with the listing. There is an outhouse with a Swedish composite burning toilet. Front deck will be finished and stairs will be added to side decks. Owners will be cutting branches in front of cabin. **MLS#202618443 \$99,500**

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REDUCED



JOHNSBURG 184 ACRES - 184+ acres of nature can be yours with this beautiful lot located just 5 minutes from Gore Mt! Perfectly suited for a family compound, nature refuge, or multiple home sites, and the entire lot gently rises to the back from State Rt 8. There is quite a bit of road frontage along State Rt 8, allowing for multiple access points, and power and broadband internet are along the road. Call today for a showing! **\$459,000**



NORTH CREEK CHALET - Nestled in the heart of the Adirondack forest and just over half a mile from downtown North Creek, this charming 3-bedroom, 2-bath home offers the perfect balance of privacy and convenience. Surrounded by nature, you'll feel immersed in the beauty and tranquility of the mountains, yet remain close enough to enjoy a leisurely morning stroll or bike ride into town for coffee, dining, and local shops. Situated on 1.3 acres just 2 miles from Gore Mountain Ski Center and 26 miles from Lake George, this home is ideal as a primary residence, Adirondack getaway, or a smart investment property. Offering three stories of living space, the home features an open floorplan that seamlessly connects the main living areas. Enjoy a finished lower level with a living area and a workshop perfect for tuning skis and snowboards, a screened-in porch, and an inviting deck. Modern conveniences include an electric vehicle charging station, making it easy to arrive, recharge, and explore the Adirondacks. After a day of adventure, relax in your secluded hot tub or gather around the beautiful stone fire pit for cozy evenings under the stars. This property combines convenience, comfort, and authentic Adirondack charm—perfect for year-round enjoyment, whether as a full-time residence, vacation retreat, or income-producing investment. **\$349,900**

MOTIVATED SELLER



OLMSTEDVILLE COLONIAL WATERFRONT - A 5-bedroom century plus old classic home on 4.27 acres with waterfront on Minerva Stream. The location of the property is a must see and is located in the historic hamlet of Olmstedville. Within a short walking distance are located a small convenience store, Olmstedville post office, Minerva Central School and the Town of Minerva Historical Society Museum. This property can have one additional lot subdivided off. Fiber optic internet service available. Located just 7 minutes from Minerva Beach, 15 minutes to the NYS boat launch on Schroon Lake, 15 to Interstate 87 and just 10 minutes from Gore Mt and North Creek **\$249,900**



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



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



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MOFFITT ROAD HOME & ACREAGE - Meticulous custom-designed home. Located on 7.89 acres on town-maintained private dead-end road. Contemporary open-floor plan with spacious rooms & quality construction. 3-4 BRs (including large loft area) & 2-1/2 BAs. Huge master BR with walk-in closet & full bath. Kitchen

quartz countertop, hardwood floors, gas fireplace, basement with rooms ready to be painted. High ceilings throughout. Landscaped with stone walls, full-house generator, central A/C, 2-car extra-large attached garage. Wi-Fi, gas FP & heat connect to phone. Within 3 miles to Loon Lake Marina & Loon Lake. Within 15 miles to Gore Ski Area, hiking trails & many opportunities for outdoor recreation. (If interested in both, extra 12-acre lot across the road is listed separately.) **\$775,000**



CRYSTAL LAKE HOME - Relax in this charming Adirondack home with 3 bedrooms & 2 full baths. Located on one acre in the Crystal Lake area. Beautiful kitchen, dining room, large living room with stone fireplace, solid wood floors. Full basement and garage. Plenty of storage space. Beautiful

outdoor decking. Annual association dues for plowing and rights to non-motorboat Crystal Lake for swimming, beaching, canoeing and kayaking. Within short driving distance to Brant Lake and Schroon Lake for access to larger motorboat lakes, hiking trails and outdoor recreation. Opportunity for rental income, as this home also has a rental history. **\$652,000.**



WEVERTOWN HOME - 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! **\$425,000.**



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**



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. **\$865,000.**



HAYESBURG ROAD HOME, BARN & 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, snowmobile trails, lakes, rivers & Gore Ski Area (only 20 minute away). Tractor & farming tools included. Some house furnishings are included. **\$850,000**



GARNET LAKE ROAD CABIN - Beautifully-kept, well-constructed large cabin on .65 acre with one "dorm-style" BR & 1 BA. Enjoy 3-4 seasons with the warmth of wood-stove during cold months. Open floor plan, large living room space, kitchen & dining area with knotty pine walls throughout. Full walkout basement. Well-manicured & landscaped property. Electric heat propane heater & a well-known wood stove. Refrigerator & new kitchen stove. Located

on Mill Creek with mountain views. Steps away from Garnet Lake & approx. 7 miles to Gore Ski Area. Minutes from nature hiking trails and surrounding lakes & rivers. Wonderful Adirondack retreat. **\$229,000**

PERSONALIZED GUIDANCE IN YOUR SEARCH FOR THE ADIRONDACK DREAM



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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!



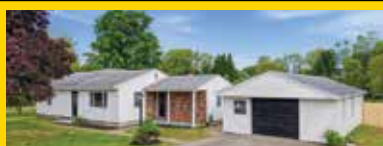
Lake George Waterfront \$2,750,000 Extraordinary custom Lake George waterfront home with 106' of shoreline and stunning southern views! Sleek modern design with soaring ceilings, La Cornue kitchen, and a showstopping great room. Luxe primary suite, walkout lower level with 2 ensuites, Trex deck & patio,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



South Glens Falls \$349,900 - Completely remodeled 3-bedroom, 2-bath home in the desirable South Glens Falls/Tanglewood Elementary district! Features all-new plumbing, electrical, 200-amp service, windows, siding, furnace, central A/C, and hot water tank. Enjoy a stunning kitchen with granite counters, stainless appliances, and vinyl plank flooring. Spacious primary suite with walk-in closet and bath with laundry, plus sunroom, fenced yard, and garage with workshop—move-in ready!

South Glens Falls \$349,900 - Completely remodeled 3-bedroom, 2-bath home in the desirable South Glens Falls/Tanglewood Elementary district! Features all-new plumbing, electrical, 200-amp service, windows, siding, furnace, central A/C, and hot water tank. Enjoy a stunning kitchen with granite counters, stainless appliances, and vinyl plank flooring. Spacious primary suite with walk-in closet and bath with laundry, plus sunroom, fenced yard, and garage with workshop—move-in ready!



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!



Glens Falls \$449,900 - Welcome to this beautifully maintained 4-bedroom, 2.5-bath Colonial in one of Glens Falls' most desirable locations! The spacious layout features a freshly painted living room, updated kitchen with granite counters, breakfast nook, formal dining room, and family room with gas fireplace. Upstairs offers a primary suite plus three bedrooms. Enjoy a screened porch, deck, new landscaping, and major updates throughout—truly move-in ready!



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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\$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**



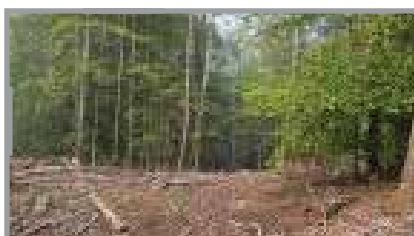
\$255,000 Queensbury
**213 Sherman Ave
3BR/1BA**
MLS#202610836
**Tiffany Kasare
518-307-9149**



\$259,000 Hudson Falls
**577th 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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Jill Brady

Real Estate Salesperson

DIRECT (518) 932-8077



Barbara Kearney

Associate Broker

DIRECT (518) 223-9957

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5 Sagamore Road
Bolton Landing, NY 12814

HUNTrealestate.com

6404 State Route 9
Chestertown, NY 12817

333 Glen Street, Ste 103
Glens Falls, NY 12801



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



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



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.

Call Jill 518-932-8077



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



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

Call Barb (518) 223-9957



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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



CLOSE TO GORE

Charming Fully Furnished Lincoln Log Cedar Sided Home with Year-Round Seclusion, set hundreds of feet off a quiet road on over 8 private acres. Offering complete privacy in every season - without sacrificing modern comforts - this property is ideal for year-round living, a vacation getaway, or a proven short-term rental. Located just 5 miles from Gore Mountain and North Creek. This property has a successful short-term rental history. Your Adirondack lifestyle awaits

Call Barb (518) 223-9957



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



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



IN CONTRACT

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



BRANT LAKE VIEWS

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



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



IN CONTRACT

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

QUIET COMFORT AMID ADIRONDACK PEAKS



NEW LISTING



Escape to the heart of the Adirondacks with this unique and fully furnished 1,122 sq ft cottage set on 1.10 acres. Offering 1 bedroom and 2 full bathrooms, this home seamlessly blends rustic character with modern comfort. An open-concept main level creates a warm, inviting atmosphere ideal for gathering. It features a spacious kitchen, dining, and living area highlighted by exposed beams, a propane gas stove, and hardwood flooring. Step outside to enjoy the large front deck overlooking a generous yard complete with a fire pit and plenty of room for outdoor entertaining or quiet relaxation under the Adirondack sky.

Jay Price: \$290,000 MLS #207117



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



VICTORIAN ARCHITECTURE

4 Bed, 2 Bath ~ 2,520 Sq. Ft. ~ 0.4 Acres
Well-Maintained 1926 Victorian ~ Original
Hardwood Floors & Fireplace ~ Updated Chef's
Kitchen ~ Hot Tub ~ Heated Greenhouse &
Garages (2) ~ Raised Garden Beds ~ 'She' Shed
Au Sable Forks Price: \$330,000 MLS# 206743



EXPLORE, RELAX, REPEAT

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



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: \$169,000 MLS# 206392



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



36 ACRES Approved 104-site RV park along 2,400ft of Schroon River frontage. Major permits secured w/key infrastructure in place. Minutes to Lake George & Bolton Landing. Includes 10-acre riverfront recreation area & existing home. Exceptional opportunity in a high-demand Adk tourism corridor. \$1,395,000 mls#202616516



LUXURY LIVING in Hiland Estates. Beautifully updated home featuring a 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. 2026 Landscaping included. Desirable location. \$1,250,000 mls#202616749



ADIRONDACK RETREAT! On private 3+ acre lot. Large front porch. Great room w/floor-to-ceiling stone fireplace focal point. Kitchen has stainless steel appliances & granite countertops. Screened-in porch with a wood-burning stove. Expansive back deck. \$1,095,000 mls#202612315



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



PRIME SARATOGA LOCATION Ranch minutes from downtown Saratoga & the Race Course. Proven seasonal rental with open layout, cathedral ceilings, and 1,344 SF semi-finished basement. New roof, new A/C, sprinkler system, landscaped .31-acre lot. Ideal for investment or year-round living. \$725,000 mls#202617881



ADIRONDACK LOG HOME On almost 5 private acres. Offers rustic charm and year-round comfort. 2 Bedrooms, finished basement with wood stove, landscaped grounds, large garage with loft potential, and updated systems. \$479,000 mls#202617581



ADIRONDACK CONTEMPORARY bi-level home on 4.4 private acres with Adirondack charm. 2,000+ sq ft, updated kitchen, game room with wet bar, and cozy pellet stoves. Enjoy screened porch, fire pit, and trails nearby. Minutes to Lake George, Vermont, skiing, and year-round outdoor adventure. \$410,000 mls#202613637

**DAVIES~DAVIES
&
ASSOCIATES
REAL ESTATE LLC**

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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



EXQUISITELY DESIGNED This New 6,000+sqft custom waterfront home on Lake George offers ~120' of frontage on 1.08 acres. Featuring 4 bedrooms, 5 full and 2 half baths, a walk-out lower level, multiple porches, U-shaped dock, and stunning lake views. Fully furnished with 3-car garage and generator. \$7,750,000 mls#202614396



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. \$4,199,000 mls#202614082



LAKE GEORGE WATERFRONT RETREAT Totally renovated on quiet Harris Bay! Features artisan granite shoreline, rare no-step bridge to a new U-shaped Douglas Fir dock with sundeck, vaulted sunroom, new primary suite, TimberTech decking, and panoramic lake views. Exceptional turnkey lakefront living at an incredible value! \$1,849,000 mls#202616518



BUSINESS OPPORTUNITY Profitable general store on the east side of Lake George PLUS 3 rental cabins! Great cash flow. 2 short-term rental cabins & 3rd is mthly. Store w/ groceries, gifts, apparel, deli serves lunch & dinner. On-site beer & wine license currently in place. Extend season for expanded revenue. \$1,749,000 mls#202617822

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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

BOLTON Wooded 3 acre parcel zoned Residential & Industrial Low Density development. Close to Exit 24. Located across from Adirondack Extreme Adventure Park. Buyer responsible for well & septic. Power at road. No HOA rules. \$89,900 MLS#202130208