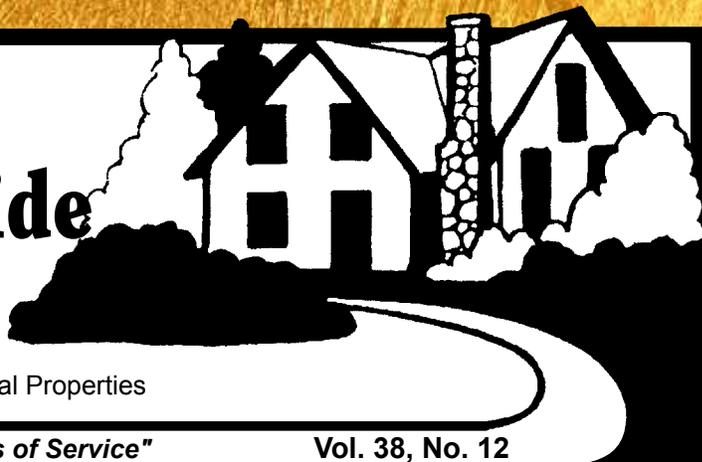


# North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

MAR 15 - APR 15 2026

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Vol. 38, No. 12

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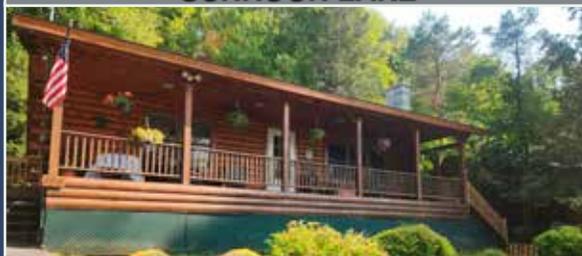
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**FREE**

*SCHROON LAKE*



*SCHROON LAKE*



*CHESTERTOWN*



*CRYSTAL LAKE*



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**SCHROON LAKE**



Escape to the Adirondacks with lake rights to 9-mile Schroon Lake on a natural, wooded 2-acre parcel tucked at the end of a quiet dead-end road. Total serenity with no neighbors in sight, yet you're only under 30 minutes to Gore Mountain for skiing and year-round recreation. This 3-bedroom, 2-bath Adirondack chalet offers the perfect four-season base camp, featuring a bright open floor plan, soaring chalet windows, and an expansive wrap-around deck overlooking the peaceful forest backdrop. Recent upgrades include a new roof, whole-house generator, new LP furnace, updated flooring, and selective tree removal to open up the grounds. Enjoy the convenience and peace of mind of a home that has been thoughtfully improved and well-maintained. Best of all—enjoy deeded rights to the beautiful Blue Sky Beach & docking area. **MLS#202530036 \$729,000**

**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 \$459,000**

**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#202526204 \$689,000**

**BRANT LAKE**



Deeded docking and a shared beach start the theme for this 3 bedroom, 2 full bath home. A few strides takes you across the road to your dock. Just down the road, the shared beach boasts the best views of Brant Lake. The many windows of the dining room take in the evening light. Relax after dinner in front of the fireplace, or go up to the primary suite and soak in the stunning large tub. Gather friends in this amazing home. 25 minutes to Schroon Lake. Brand new oil tank in basement, plumbing in basement recently redone, new hot water heater. The garage and large basement to store all your gear, boats, jet skis and snowmobiles **MLS#202526812 \$669,000**

**HAGUE TOWN HOUSE**



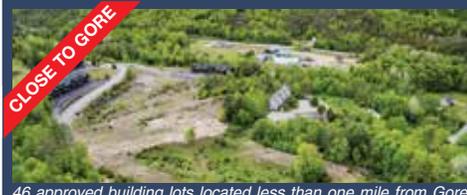
Maintenance-free living with breathtaking lake views! Nestled in the heart of Hague on the shores of Lake George, this beautifully designed Adirondack-style townhome offers the perfect blend of rustic charm and modern convenience. With over 275 feet of shared sandy beach and a deeded dock space accommodating up to a 25' boat w/ lift included, your lakefront lifestyle awaits. Inside, enjoy a spacious, thoughtfully laid-out two-level floor plan featuring a modern kitchen, open dining area, and a stunning sunken living room with a LP fireplace and panoramic lake views. Sliding glass doors lead to a full-length dock overlooking a level lawn and the water beyond—ideal for entertaining or simply relaxing by the lake. Upstairs, the primary suite is a true sanctuary, boasting classic ADK style, large private balcony with lake views, and ample space for work or relaxation. An additional bedroom and full bath complete the second floor complete with AC **MLS#202526741 \$899,900**

**PARADOX LAKE**



Remodeled lake-house on Paradox Lake. Completely gutted and redone kitchen and bathroom. All new cabinets, countertops, and some flooring. Brand new forced hot air heat system, new hot water heater and fuel tank in the basement. This home sits on 1.57 acres and borders New York State Land to the east. This home boasts one-floor living and vaulted ceilings in most of the rooms. With some insulation in the full basement this home could be used year-round. Large newer screen porch at the top of the hill above the lake. Drilled well, septic system in place. Stone and brick wood-burning fireplace for those chilly nights. 2-bedrooms currently with additional sleeping area or office space available. Plenty of room for expansion on this property. **MLS#202421936 \$499,550**

**TOWNHOUSE DEVELOPMENT**



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

**PARADOX LAKE**



JUST FOR YOU, A SPECTACULAR 4-bedroom cedar sided custom contemporary chalet located in a private setting with 130' on pristine Paradox Lake. Great room with wood burning stone fireplace and cathedral ceiling, custom kitchen along with a delightful separate lakeside sunroom with sitting and dining area all adjoining a large lakeside wraparound deck. 2 bedrooms and a full bath complete the main floor. Tranquil second floor primary bedroom contains walk in closets and an ensuite bath with oversized shower, plus a bonus loft space. Lower level contains a spacious 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. **MLS#202526055 \$2,350,000**

**SCHROON RIVER LOT**



Fish, paddle, build! Your very own 509' of private frontage plus your own mini island on the Schroon River! Over 3 acre buildable lot with driveway in place and power at the road. Just south of the dam (no access to Schroon Lake). Ideal location for fishing, paddling, rafting & swimming. Conveniently located to the Adirondack Northway and area amenities! **MLS#202516184 \$179,900**

**THIRTEENTH LAKE**



Lake & beach access to 13th Lake in Garnet Hill—just 15 minutes from Gore Mountain. Enjoy all that the Garnet Hill Lodge area has to offer, including dining, a pub, and a large indoor fireplace perfect for relaxing after a day outdoors. This four-season location provides endless recreation: hiking, swimming, paddling, snowshoeing, cross-country skiing, mountain biking, and more. This 8.71-acre parcel features beautiful views of the western mountains and offers a private, wooded setting ideal for building your dream Adirondack home. A gravel driveway is already in place at the front of the property and may be extended depending on your preferred build site. Conveniently located just 10 minutes from North Creek and 15 minutes from Indian Lake, this property combines seclusion with easy access to amenities, dining, and additional outdoor adventure. A new survey and site plans are available. A fantastic opportunity for anyone seeking the ultimate ADK primary residence or vacation retreat **MLS#202529933 \$175,000**

**CRYSTAL LAKE TOWN HOUSE**



Neat as a pin 3bed 2bath Townhouse on beautiful Crystal Lake. Includes use of the assn. amenities. Amazing views of the water and surrounding mountains. Open floor plan. Close proximity to Chestertown, the Northway, local shops and restaurants. Perfect for entertaining. Book a showing today and start your summer right in the Adirondacks. **MLS#202516649 \$389,000**

**BRANT CREEK**



2 separate approved building lots with docking rights on Brant Lake Creek. Easy access to Brant Lake. Underground power is already in place, and site plans are already in place. Lots range in size from .71 acres to 1.3 acres, prices range from \$89k- \$99k



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## BRAND NEW



BRAND NEW 3bd/2bath manufactured home on a dead end road in Chestertown situated on a wooded 6.5+ acres. New well, septic, and lawn was just put in! Just completed and never lived in! Own a sparkling new year round home and don't worry about maintenance on anything for a very long time! Easy to show & even easier to fall in love with! **MLS#202528007 \$359,500**

## MULTIFAMILY IN CHESTERTOWN



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



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**

## INVESTMENT OPPORTUNITY



Looking for a turn key home or investment opportunity? This 4bd/2ba Mansard style home that's been completely renovated in Ticonderoga is it! A favorite place to gather for many wedding events at Lord Howe Valley Barn, Bass fishing tournaments on Lake George & Lake Champlain & Star Trek fans. LP Heat & Central AC, pellet stove, Navien on demand hot water & new SS appliances. Siding is 5 yr old. 250v electric in garage, paved parking area + parking for 4 trucks w/ trailers! When the sun goes down you'll never want to leave the outdoor patio area w/ seasonal 1/2 bath, hot tub (negotiable) and firepit! Walk to the Falls of Carrion along the LaChute River, town park & new ice rink! **MLS#202611339 \$269,900**

## DUPLEX 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**

## BUSINESS OPPORTUNITY



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

## CAMP ON 10 ACRES



Looking for the perfect base camp for all your Adirondack adventures? This cozy 1-bedroom camp on 10 private acres could be just what you're looking for! Conveniently located with easy access to I-87, you'll be just 15 minutes from North Creek and all it has to offer the outdoor enthusiast—skiing, hiking, paddling, and more. Don't miss this opportunity to own your own Adirondack getaway. **MLS#202529390 \$139,400**

## HOME ON 3+ACRES



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 \$225,000**

## SCHROON LAKE HOME



Fully furnished, move-in ready farmhouse, with a history as a trading post and post office located in South Schroon. Close proximity to Schroon Lake access boat launch, dining and amenities, with Airbnb potential, 30 minutes to Gore Mountain ski area. Custom decor with 4 bedrooms, 2 baths, and a home office space. Original oak floors. Large covered wrap-around porch (plexiglass enclosures could easily be removed). Many upgrades includes a 1k gallon owned propane tank in ground. 3 in-wall Pleso, propane wall heaters can come on in an instant when there is a power outage. Furnace recently serviced, Storm windows throughout home. Heated garage with its own small furnace. 2 Tesla generators available for purchase (can be solar). Insulated shipping container on property 45' by 8' for storage. Septic pumped November 2025. Short walk to a small path with public access to Schroon Lake. **MLS#202529071 \$324,500.**

## FARMHOUSE IN CROWN POINT



Peaceful, historic farmhouse on 2.45 acres—fully furnished and move-in ready! Perfect as a home, getaway, or Airbnb. Features a classic country kitchen, cozy living room with propane fireplace, office/den, laundry room, and bright bedrooms upstairs with bonus TV nook. Sunny yard with shed and walk-out basement. Close to Penfield Pond trails, waterfalls, museum, and just minutes to Schroon Lake & Vermont. **MLS#202524305 \$189,000**

## FARMHOUSE ON 46 ACRES



Fixer-upper farm-house on 48-acres in near Brant Lake. Just over 2-miles to the Brant Lake public boat launch. Currently 4 existing lots (including the farm-house lot) the rear 45.8 acres can be sub-divided further. 200-amp electrical panel, drilled-well, and concrete septic in place. Winter views of Brant Lake from atop the high point of the rear 45+ acre parcel. (summer views with select clearing) Very unique properties for the right buyer. **MLS#202518548 \$245,000**

## 10 ACRE LOT WITH GARAGE



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

# Adirondack Real Estate LLC

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Licensed Real Estate Broker  
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**Christopher Paricio**  
Associate Broker  
(973) 943-1557



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



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



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



**Warrensburg** ~ Ready for your next project? This village residence has been gutted and framed for finishing. Home is listed as a two-family but it appears that it's intended to use as a single family framed for 4 bedrooms and two baths. A new electric service has been installed in the walk-out basement. Town water and private septic. This is a great opportunity for a first-time home for someone with access to contractors. The current shortage of rentals or primary homes in general makes this a great opportunity to hit the ground running! **\$67,500**

# Nester's True North Properties



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**JOHNSBURG 184 ACRES** - 184+ acres of nature can be yours with this beautiful lot located just 5 minutes from Gore Mt! Perfectly suited for a family compound, nature refuge, or multiple home sites, and the entire lot gently rises to the back from State Rt 8. There is quite a bit of road frontage along State Rt 8. allowing for multiple access points, and power and broadband internet are along the road . Call today for a showing! **\$497,500**



**THE BLACK BEAR RESTAURANT AND BAR** - The iconic Adirondack establishment known as the Black Bear Restaurant and Bar! This business which offers breakfast, lunch and dinner daily along with the adjacent bar, has been running for over 75 years, and is waiting for a new owner to come on-board for the next 75 years! Situated in a very high traffic area just off of I-87 The Northway exit 26, this location is one, if not, the best spots in the area. Offered totally turn-key, with everything included in the sale. **\$374,900**



**OLMSTEDVILLE COLONIAL WATERFRONT** - A 5-bedroom century plus old classic home on 4.27 acres with waterfront on Minerva Stream. The location of the property is a must see and is located in the historic hamlet of Olmstedville. Within a short walking distance are located a small convenience store, Olmstedville post office, Minerva Central School and the Town of Minerva Historical Society Museum. This property can have one additional lot subdivided off. Fiber optic internet service available. Located just 7 minutes from Minerva Beach, 15 minutes to the NYS boat launch on Schroon Lake, 15 to Interstate 87 and just 10 minutes from Gore Mt and North Creek **\$264,900**



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



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



**37 MAIN ST BUILDING LOT** - Level building lot that has been approved for either a single family home or 2 family home, with an engineered septic plan, and access to Town water. Situated just 2 minutes from downtown North Creek, and just 5 minutes to Gore Mt, this lot is a perfect place to build your dream home, or investment property. **\$49,900**



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\$589,000 Whitehall  
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**Tracy Bauer**  
**518-232-5400**



\$679,900 Gansevoort  
**83 Mott Road**  
**6BR/4.1BA**  
MLS#202610867  
**Lisa Grassi Bender**  
**518-744-7795**



\$446,999 Queensbury  
**22 Whipoorwill Road**  
**4BR/2.1BA**  
MLS#202611032  
**Cindy Anthis**  
**518-470-6341**



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



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



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



\$349,000 Corinth  
**308 Oak Street**  
**3BR/2BA**  
MLS#202612596  
**Neil Jordan**  
**518-588-8976**



\$289,900 Queensbury  
**45 Walker Lane**  
**2BR/2BA**  
MLS#202611565  
**Terry DeAngelo**  
**518-796-8284**



\$307,000 Glens Falls  
**31 Crandall Street**  
**MultiFamily**  
MLS#202529040  
**Tracy Bauer**  
**518-232-5400**



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



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



\$254,999 Glens Falls  
**23 Birch Ave**  
**4BR/2BA**  
MLS#202524185  
**Cindy Anthis**  
**518-470-6341**



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



\$159,900 Whitehall  
**15 William Street**  
**4BR/3BA**  
MLS#202611533  
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 ✨ **Phase 2 Coming Soon!** – Featuring 12 brand new lots!  
 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!



*Build your dream. Live your legacy. Welcome to The Preserve.*



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

**QUEENSBURY \$489900** - Beautifully designed 3 - BRM 2-bath custom ranch by Cerrone Builders offers the perfect blend of comfort, style & privacy—nestled on a 1+ acre lot in a quiet Queensbury neighborhood! Step inside to an open floor plan, featuring a spacious living room, a formal dining area & a stunning kitchen complete w a pantry, center island & sliding glass doors leading to the backyard! The private primary suite boasts a generous walk-in closet & an en-suite bath, while 2 additional bedrooms & a 2nd full bath are situated on the opposite side of the home for maximum privacy. Laundry area in mudroom entry, 2-car garage, & a full basement! Optional screened back porch available! Customize your home—other plans & styles are available. Don't miss this opportunity to build your dream home with us!



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

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

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



**Glens Falls 349,900** -Nestled on a quiet street in Glens Falls, this beautifully maintained 5-bedroom, 3-bath home offers space, comfort, and convenience just minutes from downtown dining, shopping, parks, and entertainment. The flexible layout features three bedrooms, a full bath, laundry area, and spacious



**Fort Ann 15 acre building lot \$139,900** -Discover a wonderful opportunity for peaceful country living on 15 mostly wooded, surveyed acres with beautiful mountain views. This private setting offers the perfect balance of space, nature, and convenience! The homesite is cleared, excavated, and leveled, making it ready for your building plans. A perk test has been completed, septic is approved for installation, and the driveway is already in place, allowing for a smooth start to construction. Thoughtful preparation makes this property an excellent choice for a variety of home

family room on the lower level—ideal for guests or extended living. Upstairs includes a primary suite with private bath, an additional bedroom and full bath, plus a bright living room and kitchen with stainless steel appliances, granite countertops, and dining area. Enjoy the stunning screened porch overlooking a landscaped backyard with in-ground pool and pool house—perfect for summer evenings. Heated garage, central air, and in-ground sprinklers complete this exceptional home.

styles and uses! Conveniently located near Lake George, Lake Champlain, and Vermont, with a ski resort within 30 minutes, the area offers year-round recreation. Enjoy easy access to snowmobile trails, hiking, biking paths, and everything the Adirondacks are known for! Set in a quiet rural area abundant with wildlife, this property is ideal for a year-round residence, vacation home or investment opportunity! A rare chance to enjoy privacy, and the outdoors while staying close to regional attractions! Don't miss out!



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



**Queensbury \$425000** -UNDER CONSTRUCTION! This custom-built ranch sits on a ¼-acre lot in a convenient location close to everything, with estimated completion in June. The bright, open floor plan features a spacious living area flowing into the kitchen with granite countertops, stainless steel appliances, white cabinetry, and a sun-filled dining area. The main level includes a primary suite with private bath, a second bedroom, and full bath. The finished lower level with egress offers a large family room, third bedroom, full bath, and ample storage—ideal for guests, work-from-home, or recreation. Highlights include high-end LVT flooring, Andersen windows, upgraded finishes, and a two-car garage. White board-and-batten siding adds modern farmhouse appeal. Close to schools, shopping, dining, skiing, and just minutes to Lake George and Saratoga. Still time to select some finishes—make it your own!



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**NEAR GORE MOUNTAIN**

Charming Farmhouse Just 10 Miles from Gore Mountain - A Hidden Gem with Scenic Views and trails of its own. Step back in time with this character-filled 4 bedroom+, 2-bath farmhouse. With over 2,000 square feet of space, this home is brimming with potential and waiting for a new family to bring it back to life. Imagine sipping lemonade on the classic front porch, soaking in breathtaking mountain and meadow views right across the street. Natural light floods the home through all the front windows that frame the stunning scenery. Inside, you'll find vintage charm around every corner—a place where countless memories were made, and many more await the New Owners. The home features a recently replaced main roof, providing a solid start for your vision. Whether you're seeking a peaceful getaway, year-round home, or a renovation project, this property offers the perfect canvas. This setting is ideal for lovers of nature, the outdoors and wildlife. Home needs TLC and is being sold as is. Motivated Seller!!!

**\$250,000 Call Jill 518-932-8077**



**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.

**\$492,000 Call Jill 518-932-8077**



**INGROUND POOL**

Looking for a peaceful retreat? Look no further! This well-maintained, three bedroom, one bath mobile home sits on 5.88 serene acres and features spacious additions for extra comfort. Endless possibilities to add a second bath or enhance kitchen or third bedroom. Newer roof, brand new dishwasher and Generac generator. Enjoy warm days in your in-ground heated pool and relax in the privacy of the surrounding countryside. Included is an oversized two-car garage with a large loft, offering plenty of space for storage, a workshop or even a game room. Located just 20 miles to Gore Mountain, perfect for outdoor enthusiasts, whether you're hitting the slopes in winter or hiking, boating or swimming in the summer months. Don't miss out on this unique opportunity to own your slice of tranquility

**\$199,900 Call Jill 518-932-8077**



**SOLD**

Schroon Lake ~ 85' Of Private Sandy Beachfront on Serene Western Shore. Priced to move this fall! Below 2025 summer median; year-round systems; easy beach entry; fast close possible! Not all lakefronts are created equally: This beach has a stretch of soft, sun-kissed shoreline at this true hidden gem — perfect for morning coffee barefoot in the sand watching the breathtaking sunrises, spontaneous swims, or unforgettable sunset gatherings with 2 to 14 family, friends and guests. Where children remember sandy summers and adults come back year after year! Seller Credit of \$7,500 for a dock. This renovated 5-bedroom, 4-bath lakefront home blends comfort, style, and all-season usability. Sleeps 14 comfortably. Gourmet kitchen with new appliances and an expansive gathering room make entertainment effortless. Dual lakeside decks overlook your beach and the 9-mile stretch of pristine Schroon Lake waters — capturing postcard-worthy sunrises and calming mountain views year-round. Recent upgrades include: new kitchen and appliances, new bathrooms, expanded lakeside deck, new roof, refreshed landscaping, upgraded lighting, four-season insulation, and a commercial hot water heater—optimized for year-round enjoyment and hosting. Lifestyle & activities: boating, swimming, hiking, lakeside campfires, amazing fishing, snowmobiling, ice fishing, skiing—make the most of every season on the water and in the calming mountains. Lucrative, six-figure rental history and repeat guests, this property offers both personal enjoyment and legacy potential. Don't miss this opportunity to negotiate for your own lakefront where "SANDY SUMMERS NEVER FADE"!!! **\$1,299,000 Call Jill 518-932-8077**



**Advertise your home/land in the North Country Home Buyer's Guide and get results!  
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# BRING THE BEAUTY OF THE MOUNTAINS HOME



This beautifully renovated 4-bedroom, 1.5-bath ranch offers 1,196 Sq Ft of stylish, living in the sought-after Ausable Acres community. Thoughtfully updated in a modern - connection to the outdoors design - the home features warm new pine walls, luxury vinyl flooring, & pine accent walls in each bedroom that bring natural character throughout. New beds are set up in 2 of the bedrooms already for you. The open & inviting living room is highlighted by a bold Adirondack blue focal wall & a cozy propane stove with a striking rock surround — perfect for relaxing after a day outdoors. The kitchen shines with granite countertops, updated cabinets & stainless-steel appliances, including a gas stove - ideal for cooking & entertaining. Both bathrooms have been fully renovated with modern finishes & the half bath offers a new stackable washer/dryer. Smart thermostat for easy monitoring. Step outside to a private backyard complete with large back deck, a fire pit, ample space for gardens, & room to gather with family & friends. A circular driveway adds convenience & curb appeal.

**Jay Price: \$319,000 MLS #206380**



## EAST BRANCH RIVERFRONT

2 Bed, 2 Bath ~ 1,740 Sq. Ft. ~ 1.5 Acre  
Open Interior ~ Functional and Elegant Kitchen  
Breakfast Nook ~ First Floor Primary Suite  
Second Story unfinished space with room for expansion - Approx. 193 feet of riverfront  
Au Sable Forks Price: \$299,000 MLS# 205233



## COZY 'OLD CROW' A-FRAME

2 Bed, 1 Bath ~ 976 Sq. Ft. ~ 0.9 Acre  
Knotty Pine Interior ~ Dining Nook ~ Fully  
Equipped Kitchen ~ Large Den ~ Three Zone  
Electric Heat Covered Front Porch ~ Garage  
Short Term Rental Income  
Jay Price: \$309,000 MLS# 204928



## 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: \$235,000 MLS# 205618



## NATURE & NOSTALGIA AWAIT

2 Bed, 1 Bath ~ 924 Sq. Ft. ~ 0.2 Acres  
Kitchen with Center Island ~ Hardwood  
Cabinets Gazebo with Hot Tub ~ Spacious Deck  
for Entertaining Friends or Family ~ STR History  
Enjoy Quick Access to Area Recreations.  
Jay Price: \$205,000 MLS# 205277



## RUSTIC CHARM IN SOLITUDE

2 Bed, 1 Bath ~ 992 Sq. Ft. ~ 4.42 Acres  
Handyman Home with Open Concept Interior  
Partial Restoration Completed ~ Wood Beams,  
Hardwood Floors and a Grand Stone Fireplace  
Detached Garage ~ Exceptionally Private  
Keeseville Price: \$189,000 MLS# 204931

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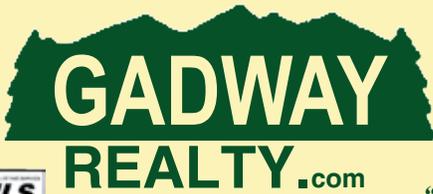
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**TWO BUSINESSES UNDER ONE ROOF!**

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.**



**CEDAR RIVER STORAGE**

Income producing storage facility with two structures on 4.7 acres and room for expansion. Currently contains 15 units which are 10 x 11, 2 pie shaped units, and a 10 x 20 unit. The second structure contains 3 oversized units, one of which has high ceilings and two overhead doors. **Offered below assessed value at \$249,000.**



**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. **\$250,000.**



**CHARMING VILLAGE HOME**

Located in the heart of town, this 4 bdrm, 1 1/2 bath home offers hardwood floors, a modern kitchen, cozy fireplace, enclosed porches, garage, and a deck overlooking a spacious backyard with a small kennel. Enjoy easy access to multiple lakes, hiking trails, snowmobile trails, skiing, and white-water rafting—perfect for year-round adventure! **\$197,000**



**LOG SIDED CABIN**

Open floor plan with vaulted pine ceiling, wood floors, wood burning stove, and tiled kitchen. Main floor bedroom with an adjoining bath featuring a clawfoot tub and walk in shower. Second floor offers an open loft suitable for sleeping or office space, a second bedroom and an adjoining half bath. Additional features include an enclosed screened porch, private backyard patio, full basement with laundry, wired for a portable generator, plus a 24' x 24' heated garage with finished loft. Located on a quiet dead end road 500 feet away from access to the Siamese Ponds Wilderness Area. **\$319,000**



**TURN-KEY GEM**

This meticulously maintained Adirondack retreat truly has it all. Open-concept kitchen, featuring custom wood cabinetry, flows seamlessly into a spacious screened-in porch, the perfect place to relax and unwind. A first-floor primary suite comes with an attached private bath and beautifully tiled walk-in shower. Upstairs, you'll find two additional bedrooms and full bath. A large, dry basement offers exceptional potential, ideal for additional living space or expanding the existing workshop. The attached two-car garage provides room for vehicles, tools, or toys. Additional highlights include two garden sheds, a whole-house generator, and public access to Lake Abanakee just a quarter mile away. Offered fully furnished, just bring your vision and enjoy!

# Specializing in Lake George & Distinctive Area Properties



★ Visit us: at 7 Cleverdale Rd (@9L) in Queensbury, Right behind the Cleverdale Country Store & at 4956 Lakeshore Dr in Bolton



**BOLTON -ADK 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 w/ hot tub. \$1,135,000 mls#202612315



**LAKE VIEWS** from nearly every room! Beautifully updated 3,100+ sf home on 4.5 private acres in a sought-after neighborhood near Lake George. Hardwood floors, granite kitchen, stone fireplace, luxe primary suite, bonus room & expansive deck with swim spa. Minutes to village, dining & I-87! \$965,000 mls#202612455



**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



**FULLY RENOVATED** home beside Sagamore Golf Course, just 5 minutes to Bolton Landing & Lake George. Quartz kitchen, great room, main-level primary with deck access, walk-out lower level & wooded yard with brook. New roof, siding & mechanicals. Move-in ready! \$850,000 mls#202612201



**SOUGHT-AFTER** Hudson Pointe in Queensbury! 3BR, 2.5BA on 1.06 acres with open layout, fireplace, finished basement & spacious yard. Direct trail access to Hudson Pointe Nature Preserve. Minutes to I-87, shopping & dining. Privacy plus convenience! \$569,000 mls#202611370



**FULLY REMODELED** on 2.56 private acres with pond, minutes to Lake George Village & Lake George. Move-in ready with fresh updates, stone fireplace, finished lower level & expansive yard with fire pit. Privacy, comfort & prime location. Lake living at its best! \$499,000 mls#202612462



**TURN-KEY OPPORTUNITY** in the heart of Lake Luzerne! Joe's Mini Mart—a beloved, high-traffic deli & market. Includes business, building, fixtures & inventory. Extensive upgrades throughout. Proven local favorite with strong daily traffic. Own a thriving community staple! \$439,000 mls#202612052



**BUILDING** with attached 3 Car garage on Main Street in So.Glens Falls. Lots of potential on this 0.2 Acre lot. Main room w/knotty pine, wood stove & cathedral ceilings, 2 other rooms, half bath, 3 attached garage spaces w/woodstove. Storage shed. With variance it could be an office or a small business. \$286,000 mls#202527999

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**518-656-9068**  
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**INVESTMENT OPPORTUNITY** 4 Parcels totaling 5.95Acres: Well-Established Marina on Lake George w/boat launch ramp, multiple dock slips, 3BR Apartment, plus a 3BR/1.5BA lakefront home with private deck. Also 1.05A & 4.9A lots, both w/buildings for boat storage. Includes 1.95A commercial lot w/retail store in high-traffic location. \$5,749,000 mls#202612250



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



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



**MAGNIFICENT 5,000+sf LAKEFRONT** Craftsman home with 323' of Lake George shoreline in Silver Bay on 1.1Acres. 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. \$4,650,000 mls#202525675



**ADIRONDACK MASTERPIECE!** Custom Log home on 0.76Acre. PLUS 78'of lake frontage on Lake George w/boathouse, 3 slips, lift & 3-season room. Impressive large garage workshop, lifts & air, plus loft. Great Room w/Stone FP. High-end kitchen. Gorgeous views & dreamy landscaping! \$2,500,000 mls#202523843



**LAKE ACCESS/DOCKING!** Custom built 3BR/3BA, lakeside home w/Balcony overlooking the lake! Propane heat, A/C, HW floors, SS appliances, large closets. Over 450' of Lake George shoreline w/ in Association. Public sewer. Amenities: swimming, sports, games & playground areas. \$1,125,000 mls#202524393



**VALUE 60' LAKE FRONTAGE** with Pre-existing non-conforming u-shaped dock on Lake George for 3 boats in protected Warner Bay. Total Rehab needs to be renovated in the foot print of the house, being sold as is. Has views of the lake. Needs major work. Includes 0.14A across the road w/garage & shed. \$959,000 mls#202612094

# DAVIES~DAVIES & ASSOCIATES REAL ESTATE LLC

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## LAND FOR SALE

**ADIRONDACK DREAM!** The perfect canvas for your custom home on this nearly 5-acre level parcel in the Diamond Ridge Association. Surrounded by woodlands for privacy, between Lake George and Bolton Landing. \$225,000 mls#202528260

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

## 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