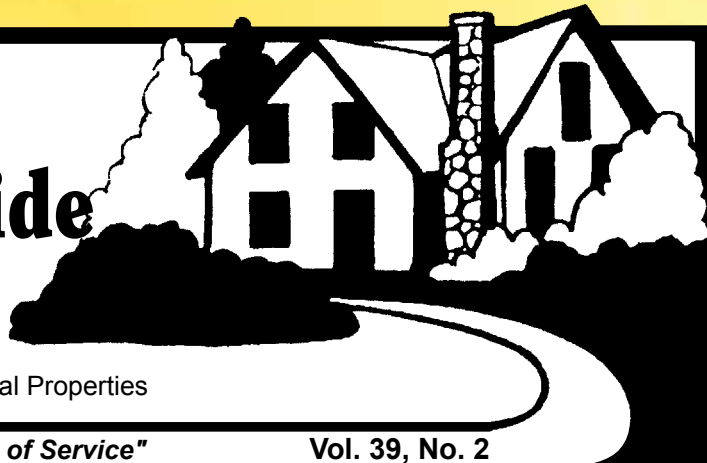


North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

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SCHROON RIVER



SCHROON RIVER



BIGSBY POND



CRYSTAL LAKE



THURMAN CAMPGROUND



NORTH CREEK



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BRANT LAKE

PARADOX LAKE

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.**



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 separate 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 Whiteside in the winter and play on Paradox Lake in the summer. Make this your dream come true! **MLS#202528055 \$2,195,000**



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#202526812 \$649,000**

SCHROON LAKE

CRYSTAL LAKE TOWN HOUSE

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 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 Schroon Lake! Get in now so you can enjoy the summer! **MLS#202612027 \$439,999**



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**

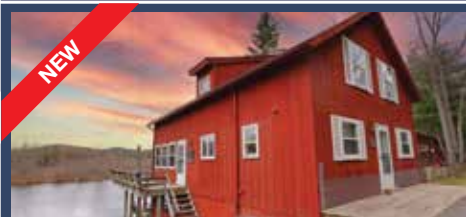


Escape to the Adirondacks with lake rights to 9-mile Schroon Lake on a natural, wooded 2-acre parcel tucked at the end of a quiet dead-end road. Total serenity with no neighbors in sight, yet you're only under 30 minutes to Gore Mountain for skiing and year-round recreation. This 3-bedroom, 2-bath Adirondack 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 RIVER

BIGSBY POND

SCHROON RIVER



Boat straight into Schroon Lake from your backyard! Nestled along the Schroon River, this Adirondack retreat is ideal for fishing, kayaking, swimming, and soaking up the peaceful waterfront setting. Inside, enjoy an open main level with river views from the kitchen, living, and dining areas, plus a first-floor bedroom and full bath. Upstairs offers four bedrooms and a half bath—perfect for hosting family and friends. Built in 1979, this three-season getaway has great bones and exciting potential to convert to year-round living. Just 2 miles to the south end of Schroon Lake—your riverfront escape is closer than you think. **MLS#202615285 \$355,000**



ULTIMATE ADIRONDACK WATERFRONT RETREAT! Modern, contemporary home overlooking gorgeous Bigsby Pond with 150' on the water, on 4+ acres. Adjoining 1000's of acres of NY State Wilderness. Home has 2 bedrooms (can have more), 2.5 baths, great room with gourmet kitchen, dining area, living room with stone fireplace, screened porch and deck overlooking the pond. Ideal unfinished walkout basement. 2-car garage with large bunk room with bath. Also, upper cottage with 1 bedroom, modern kitchen, living room with woodstove, bath. Each home has a generator. Easy drive to Schroon Lake and Gore Mt. and more. Can also walk through State Land to Oliver Pond. **MLS#202616385 \$1,075,000.00**



Contemporary 4-bedroom, 3-bath home set on over 17 acres, featuring 572 feet of direct frontage on the Schroon River. This property offers a spacious yard perfect for outdoor enjoyment, along with an attached one-car garage. Conveniently located less than 15 minutes from Chestertown, with easy access to all the outdoor activities the southern Adirondacks have to offer. **MLS#202614514 \$605,000**

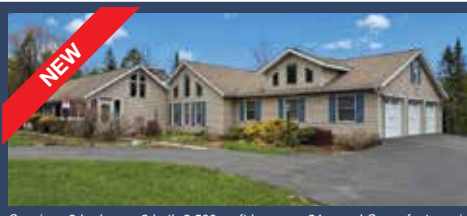
FORMER SOMERHILL CAMP

CONTEMPORARY ON 23 ACRES

TOWNHOUSE DEVELOPMENT



53 acres of privacy and potential in Athol, NY—formerly known as Somerhill Camp for Teenagers. This unique property features a 162-acre pond with a swimming area, expansive open lawns, and remnants of recreational amenities including basketball and tennis courts and a soccer field. Multiple existing structures remain on site, including a former dining hall (once serving up to 100 guests), workshop, craft, and maintenance buildings. All buildings are currently inaccessible and will require significant rehabilitation or removal. With two wells in place and a layout well-suited for group use, the property offers excellent potential for redevelopment as a campground, retreat, or large-scale family compound. A rare opportunity to bring new life to a former Adirondack camp setting. **MLS#202616398 \$425,000**



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 \$719,500**



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**



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4BR IN JOHNSBURG



NEW
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 \$325,000**

6BR NEAR NORTH CREEK



Beautifully Renovated 6-Bedroom Ski House on 22+ Acres Near North Creek. Set on more than 22 acres of rolling Adirondack meadow with mountain views, this renovated 6-bed, 3-bath farmhouse is an ideal four-season retreat. Just minutes from North Creek, the property is a well-established rental with an exceptional location: hiking trails nearby, 13th Lake right down the road, white-water rafting at the end of the street, Gore Mountain for skiing, and Garnet Hill Lodge just up the hill. Spacious, comfortable, and designed for groups, the home offers the perfect base-camp for year-round adventure. Rental history and financials available upon request. **MLS#202529937 \$649,000**

BRAND NEW



NEW
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 \$348,500**

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**

SCHROON LAKE W/INLAW



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 \$364,500**

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**

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**

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**

FARMHOUSE ON 46 ACRES



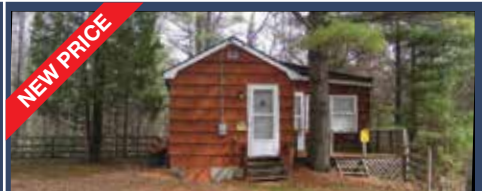
NEW PRICE
Fixer-upper farm-house on 48-acres in near Brant Lake. Just over 2-miles to the Brant Lake public boat launch. Currently 4 existing lots (including the farm-house lot) the rear 45.8 acres can be sub-divided further. 200-amp electrical panel, drilled-well, and concrete septic in place. Winter 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**

SCHROON LAKE HOME



Move-in ready farmhouse with a history as a trading post. Custom decor with 4 bedrooms, 2 baths, and a home office space. Original oak floors and a wood burning fireplace. Large covered wrap-around porch with plexiglass enclosure (easy to remove). Heated, detached garage with extra storage. Many upgrades includes a 1k gallon owned propane tank in ground. Airbnb potential. Located in South Schroon, a 5 minute drive from exit 27 northbound off Northway, and 5 minute drive to Schroon public beach, boat launch and other amenities. 30 minutes to Gore Mountain ski area. Walk to a little footpath and put your feet in the water of Schroon Lake. **MLS#202529071 \$299,000**

CAMP ON 10 ACRES



NEW PRICE
Looking for the perfect base camp for all your Adirondack adventures? This cozy 2-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. Book your showing today! **MLS#202519390 \$129,400**

EXPLORE, RELAX, REPEAT!



Welcome to this inviting 2-bedroom, 1-bath home offering 756 sq. ft. of comfortable living space, complete with a full basement and a spacious 2-car attached garage. Set within the highly desirable Au Sable Acres community, this property blends cozy, low-maintenance living with immediate access to the natural beauty and endless recreation of the Adirondacks. An optional HOA membership of just \$75 per year unlocks an impressive array of community amenities designed for all seasons. Enjoy miles of well-maintained hiking and cross-country ski trails that wind through scenic woodlands, perfect for year-round exploration. From winter sports to summer adventures, everything the Adirondacks are known for is within easy reach of this inviting home.

Jay Price: \$239,000 MLS#205813



SUN-DRENCHED A-FRAME

2 Bed, 2 Bath ~ 1,112 Sq. Ft. ~ 0.9 Acres
Beautiful & Bright Corner Sunroom ~ Wood stove ~ Front & Back Deck ~ Welcoming Window Wall ~ Additional Sleeping Loft Ideal for Guests ~ Includes Existing Furnishings
Jay Price: \$290,000 MLS# 206849



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



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



384 GUIDE BOARD RD WATERFRONT RETREAT

41.8 Acres
Peaceful, Storybook Setting ~ Established Walking Trails ~ Sweeping Mountain Views
Black Brook Price: \$350,000 MLS# 206934



WHITEFACE MEMORIAL HIGHWAY - LOT 2

16 Acres
Set Back From Road Providing Privacy ~ Close to Whiteface Mountain and Lake Placid
Wilmington Price: \$299,000 MLS# 205871



WILDERNESSCAPES LOT 2

25.82 Acres
Exceptionally Private Surroundings ~ Stunning Adirondack Views ~ Perfect for a New Home
Jay Price: \$275,000 MLS# 204692

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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 - Attention Skiers & ADK Enthusiasts. This 1860's built home is newly-painted and remodeled with updated electric, plumbing & heating. 4 BRs (with upstairs guest living area), 2 BAs, handicap accessible, bright sunny kitchen, stand-up attic space for extra storage room & another possible room. Perennial garden. Close distance to North Creek, Gore Ski Area, hiking trails, area lakes & Hudson River. Bordering on two NYS roads, allows for easy access for the vacationer. Also, a lovely home to AIR BNB with private access to the second floor. Neat, clean & well kept. **\$255,000**



BRANT LAKE HOME ON 4+ ACRES - Meticulously-maintained home in a beautiful location. 3 BR, 1 BA (with space to add another). Very warm and comfortable. Wait until you see the 3-season porch! Craft/sewing room. Propane heat & central air. 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. **\$425,000.**



MOFFITT ROAD ACREAGE - 12-acre parcel offering beautiful terrain and privacy, yet on a town-maintained road. Plenty of options for a home setting. A very desirable property for your future home construction. Only 15 minutes to Gore Mountain Ski Area, 3 miles to Loon Lake and within a mile of the Hudson River. A wonderful opportunity to enjoy the Adirondack experience. **\$75,000**

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Discover luxury living just minutes from Saratoga, Lake George, and a stone's throw from the scenic Moreau Lake State Park. The Preserve offers stunning 1+ acre homesites nestled in a serene, natural setting—perfect for your custom dream home. ✨ New lots available in Phase 2! ✨ Choose from our beautifully designed custom plans, or bring your own vision and let us help bring it to life. Whether you're ready to build or just beginning your journey, The Preserve is a must-see. Come explore the unmatched lifestyle and beauty this community has to offer!



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!



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 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!



Queensbury / Lake George School district 3 LOT SUBDIVISION -Rare opportunity in North Queensbury! Three approved lots totaling 17+ acres in Lake George School District. Ideal for development or a private compound. Minutes to marinas, beaches, shopping & more. Surrounded by nature with state land across the street—privacy meets convenience!



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!



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



Glens falls \$349,900 - Beautiful 5-bed, 3-bath home on a quiet Glens Falls street near downtown! Flexible layout with spacious lower level, family room & laundry. Main level offers granite kitchen, dining & living area, plus primary suite. Stunning screened porch overlooks in-ground pool & pool house—perfect for relaxing or entertaining!



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!



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!



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MLS#202615230
**Tina Combs
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\$589,900 Gansevoort
**83 Mott Road
6BR/4.1BA**
MLS#202613627
**Lisa Grassi Bender
518-744-7795**



\$589,000 Whitehall
**11909 US 4
Commercial**
MLS#202611531
**Tracy Bauer
518-232-5400**



\$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**



\$399,900 Queensbury
**10 Queen Diana Lane
3BR/2BA**
MLS#202616189
**Lisa Grassi Bender
518-744-7795**



\$359,900 Gansevoort
**20 Clark Road
3BR/1.1BA**
MLS#202616188
**Lisa Grassi Bender
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\$310,000 Lake George
**254 State Route 149
3BR/3BA**
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MultiFamily**
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\$299,000 Whitehall
**63-140 LeMayville Way
MultiFamily**
MLS#202529979
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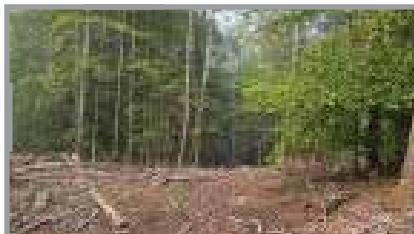
\$275,000 Queensbury
**213 Sherman Ave
3BR/1BA**
MLS#202610836
**Tiffany Kasare
518-307-9149**



\$215,000 Glens Falls
**23 Birch Ave
4BR/2BA**
MLS#202524185
**Cindy Anthis
518-470-6341**



\$149,999 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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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 get-aways 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



SOLD

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!!!

Call Jill 518-932-8077



SOLD

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

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.

Call Jill 518-932-8077



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



IN CONTRACT

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



Barbara Kearney
Associate Broker
DIRECT (518) 223-9957



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



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



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



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



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

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Gore Mountain Vacation.com



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**



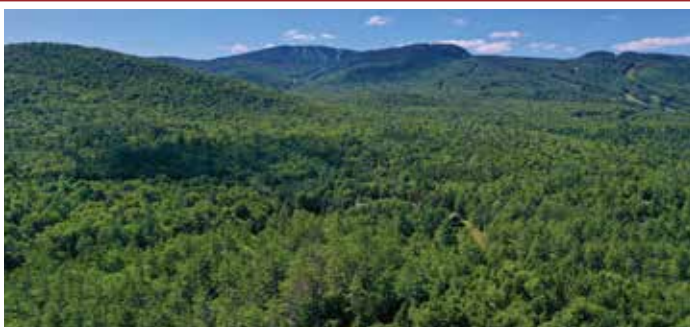
THE SUMMIT AT GORE MT - Thoughtfully upgraded with an Adirondack theme is this 2 bedroom 2 1/2 bath unit at The Summit at Gore Mt in North Creek. Being an end unit, there is plenty of natural light in the dining and living rooms, and easy, direct, flat, access from the parking lot. The unit is being offered fully furnished for a true turn key transaction, just bring your clothes and move on in! Located just a short 5 minutes from Gore Mt and North Creek, 20 minutes to the Schroon Lake Boat Launch, and 30 minutes to Lake George. Call to see this gem today! **\$319,900**



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**

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



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. \$4,650,000 mls#202525675



CLEVERDALE Lake George lakefront w/117' of direct shoreline on a landscaped 0.52-acre lot. Spacious 3BR/3BA home w/ 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



ADIRONDACK MASTERPIECE! Log home w/custom woodwork & gorgeous views on 0.76A. 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. Landscaped for the ultimate dream escape! \$2,449,000 mls#202523843



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



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! \$774,000 mls#202612201



ADIRONDACK RETREAT Located on private 2.64-acre lot with 6BR, 5.5BA, 3 ensuites. Updated with new roof and mechanicals. Two kitchens, living and dining areas. Basement, 2-car garage. Near lakes, trails, skiing. Ideal for multi-gen living, retreat, or investment. \$749,900 mls#202615970



HUDSON RIVER WATERFRONT in Lake Luzerne with 98' frontage and sunset views. Renovated 2BR, 1.5BA home with new kitchen, updated bath, and vaulted living area. Wall of windows opens to deck. Level lot with seawall, dock, fire pit, and direct river access. Move-in ready. \$495,000 mls#202615599

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ACERAGE w/ POND Own 440 private acres in Bolton, surrounded by protected NYS land. Enjoy exclusive access to 45-ft-deep Indian Pond, famed for bass fishing. Features a 3-bed, 2-bath home, 5-car garage with workshop, solar power, trails, and unmatched seclusion. Your ultimate wilderness retreat and legacy property. \$9,995,000 mls#202612936



LAKE GEORGE MANSION ~300' Lake frontage & 6,000+sf mansion on Green Harbour. Incredible lake views from almost every room. 5+ BRs, 6 Bathrooms, 6 Fireplaces. Great room w/ large stone FP, dining area & wet bar, custom cabinetry. 1st FL primary BR suite w/FP & lake-facing deck. Attached 3 car garage. 3 Bay boathouse w/sundeck & lifts. \$8,595,000 mls#202526248



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



MARINA ON LAKE GEORGE! ~110' lakefront commercial property on 2+ acres in Silver Bay. An established full-service marina on Lake George w/6 buildings: showroom, 3 boat storage, add'l storage, Lakefront building (office/work space, gas pump w/waterfront shop & 3BR/2Bath apartment). 3 docks. Potential development for up to 23 bedrooms for townhouse project. \$5,500,000 mls#202525758



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



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



MARINA ON LAKE GEORGE 4 Parcels totaling 5.95 Acres: Well-Established Marina w/boat launch ramp, multiple dock slips, 3BR Apartment, plus a 3BR/1.5BA lakefront home w/deck. Also 1.05A & 4.9A lots, both w/buildings for boat storage. Includes 1.95A w/retail store in high-traffic location. \$4,800,000 mls#202612250

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LAND FOR SALE

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

EXCELLENT VALUE! Private 3.94-acre Lake George view lot in Lake Ridge Association. Tree clearing reveals lake and mountain vistas. Electric nearby; perk test completed. HOA with build minimums. \$169,000 mls#202615428

COMMERCIALLY ZONED Located in Queensbury this 0.78 Acre lot is 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