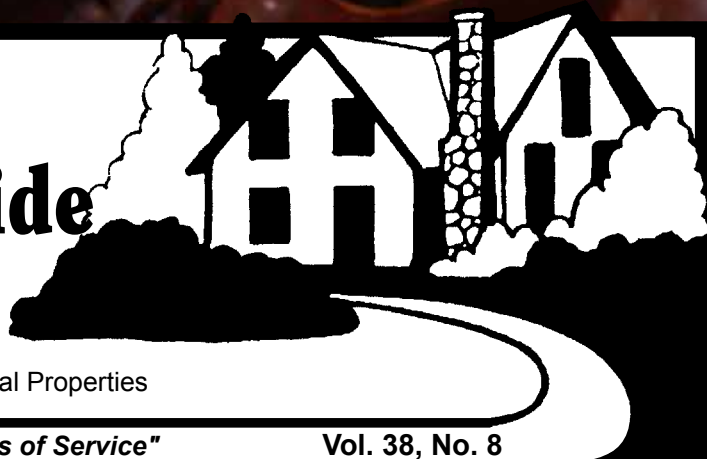


North Country Home Buyer's Guide



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SCHROON LAKE



PARADOX LAKE



LAKE GEORGE



CHESTERTOWN



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LAKE GEORGE



Enjoy the northwestern shores of Lake George in this modern year-round Cape Cod dwelling located on Coates Point. Open concept main living area with high-end finishes, granite kitchen counter tops and 5 burner gas stovetop. First floor primary bedroom and bathroom. Lots of windows allow natural light and views of the lake to the east with morning sunrises. Second story has 2 bedrooms and a full bathroom. Completely finished lower level family room area with slider doors allowing for easy walk-out and lake views. Wrap-around covered porch. 60' of lake frontage with a 30' dock. One car garage across the street with loft store above. Road maintenance taken care of by the HOA. Strong rental history. House sold with furnishings except where indicated. Sold AS IS. **MLS#202528680 \$1,200,000**

SCHROON LAKE



Beautiful Townhome with Deeded Docking on Schroon Lake! Enjoy one of the nicest beaches on Schroon Lake and in the entire region. This 3-bedroom townhome with a loft and 2.5 baths offers the perfect combination of comfort and convenience in a highly desirable lakefront community. Included with the purchase is deeded docking in the new, custom-designed inlet bay. The home is ideally located—just steps from the brand-new tennis and pickleball courts, basketball court, playground, and open field. You're only a short stroll from the private sand beach, picnic area, and scenic pond. This sale also includes a private garage, perfect for parking or additional storage. Ownership here is effortless: all exterior maintenance, landscaping, snow removal, mowing, trash service, and more are taken care of for you. **MLS#202528284 \$595,000**

PARADOX LAKE



A DREAM COME TRUE!! A spectacular 4-bedroom cedar sided custom contemporary chalet with lake views in a private setting with 130' on pristine Paradox Lake. Great room with custom kitchen, wood burning stone fireplace and cathedral ceiling adjoins a large wraparound lakeside deck. Delightful separate lakeside sunroom with sitting and dining area, 2 bedrooms and a full bath complete the main floor. Primary bedroom, walk in closets and ensuite bath with oversized shower. Bonus loft space on upper floor. Lower level contains a large lakeside family room, propane fireplace and full bath, along with a spacious lakeside bedroom. Utility room with laundry. Mostly furnished. Artwork not included. A single slip covered dock with large deck completes the waterfront. ChargePoint Level 2 EV Charger J1772. Separate seasonal 1 car garage. **MLS#202528055 \$2,350,000.**

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 \$679,000**

TROUT BROOK



Situating on 3.7 serene acres, this cozy 3-bedroom log home offers over 400 feet of frontage on picturesque Trout Brook with small waterfalls. A beautiful stone fireplace anchors the inviting living space, while mature landscaping—including a fruitful pear tree—adds to the natural appeal. Enjoy modern updates throughout, including central air conditioning, new washer & dryer, dishwasher, and a recently winterized porch for year-round enjoyment. Previous upgrades include a newer furnace, generator & well, offering peace of mind and efficiency. The property also features several outbuildings, a garden bed, and ample privacy. Located just minutes from the Northway, Schroon Lake public boat launch, and within a short drive to Gore Mountain and Chestertown, this home is perfect as a full-time residence or Adirondack getaway. **MLS#202525709 \$421,500**

SCHROON LAKE



Spectacular Lakefront Home on Schroon 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 1908 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 **MLS#202523617 \$925,000**

SCHROON LAKE



Enjoy carefree living in the sought-after Adirondack Lodges on Schroon Lake. All exterior maintenance is done by the HOA. This 4 BR 3.5 bath (total living space is 2427 sq.ft) Townhouse has a dock in the Harbor. Enjoy Tennis, basketball or take the kids to the play area. Best of all is the large sandy beach with Bar-B-Q pit, volleyball or a sitting area in the shade. This unit's main floor is a great room with lg. kitchen, LR, dining area, fireplace, laundry and 1/2 bath. The views of the lake and sound of the babbling brook from the large deck are captivating. Upstairs, the main BR has a full bath and a Juliet balcony. The 2nd BR also has a full bath. The walk-out basement has a large family room, 2 bedrooms and another full bath. **MLS#202515139 \$659,900**

SCHROON LAKE



Charming cottage on East Shore Drive with beach access to Schroon Lake! This is a 2bed/1bath cabin with a 1-car detached garage. Spacious living area with a wood burning fireplace for those chilly nights. Enclosed porch off the front of the home. 20ft deeded right of way to Schroon Lake with beach area. Perfect spot for launching kayaks & canoes. An adorable mobile home for some extra space for guests/storage. Coming furnished. **MLS#202516888 \$359,000**

SCHROON LAKE



Spectacular Direct Lakefront Home on Schroon Lake! Enjoy breathtaking views of Schroon Lake and the surrounding High Peaks from this beautiful waterfront property. The primary bedroom features a private balcony & two additional bedrooms and a full bath are conveniently located off the main living area. The open kitchen and dining space flow into a cozy living room with a pellet stove-perfect for chilly Adirondack evenings. Step outside onto the expansive front deck, ideal for entertaining and taking in the scenery. The property also includes a two-car garage and shed with additional space upstairs for storage or a potential bunk room. Enjoy your own dock and sandy beach-perfect for swimming, boating, and relaxing lakeside. Don't miss your chance to own this special spot on Schroon Lake! **MLS#202521600 \$1,170,000**

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**

FRIENDS LAKE



Charming Friends Lake Retreat with Lake Rights & Docking! Tucked away on a quiet street, this 3-bedroom, 1-bath home offers 1,152 sq ft of cozy living space on .57 acres with deeded lake rights and docking access to beautiful Friends Lake. Enjoy evenings by the fireplace or unwind on the screened-in back porch surrounded by nature. Located just minutes from Main Street Chestertown and a short drive to Gore Mountain, this peaceful retreat is ideal for year-round living or a weekend getaway. **MLS#202519405 \$319,000**

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**



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CRYSTAL LAKE TOWN HOUSE



NEW PRICE

Maintenance free living with direct waterfront on non-motorboating Crystal Lake plus rights to the common beach area, clubhouse, tennis courts, and 100+ common acres for hiking and recreation! Open floor plan, 3BD, 2.5 BA, w/wood burning fireplace and deck overlooking the lake. Dues include ALL exterior maintenance of the building, including insurance, and grounds. **Price \$439,500**

HAGUE TOWN HOUSE



NEW

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 deck 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 \$995,000**

CRYSTAL LAKE TOWN HOUSE



NEW PRICE

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 \$429,000**

BRANT CREEK



NEW

3 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 **\$75k- \$99k**

SCHROON RIVER



NEW

Adorable 2-Bedroom Cottage on the Schroon River! Enjoy life on the water in this charming 2-bed, 1-bath getaway located above the dam, offering boat access directly into Schroon Lake! Cozy living room area with views of the river. Plenty of kitchen space. A dining room w/fireplace to enjoy with friends & family! Short drive to downtown Chestertown & Schroon Lake! Close proximity to surrounding lakes, hiking trails & restaurants. Your Adirondack adventure awaits! **MLS#202527609 \$299,000**

HUDSON RIVER CABIN



PENDING

A one-of-a-kind escape on the Hudson River! This unique off-the-grid cottage on 8.48 acres is nestled in the woods and offers the perfect blend of privacy and natural beauty. Relax to the soothing sounds of the river from the spacious screened-in porch. Inside, you'll find 2 bedrooms, a cozy loft, and two generous living areas, all framed by large bay windows overlooking the water. The river frontage is truly special- featuring both deep pools ideal for swimming and fishing, and shallow, sandy areas perfect for wading and relaxing. Also tubing, rafting, & kayaking! While the setting feels completely secluded, you're just a short drive from town amenities, including local restaurants and shops. The ultimate getaway for family, friends, and anyone looking to disconnect and recharge. **MLS#202520075 \$299,900**

SCHROON RIVER



A slice of heaven! Recently remodeled cottage with 188' on Schroon River several miles north of Schroon Lake Village. 1 bedroom, sleeping porch, living room, eat-in kitchen, bath. Knotty pine wall throughout. 8' x 10' shed. New drilled well. New septic. Mostly furnished. Easy stroll to massive sandy beach on Schroon River. Must see to appreciate. **MLS#202521503 \$239,000**

BOAT INTO SCHROON LAKE



NEW PRICE

Enjoy your own direct 50' of river frontage on the Schroon River with boating access into Schroon Lake! With an open first floor layout, 4/5 smaller bedrooms & 1.5 baths, this year-round cabin is exactly what you're looking for! Needs updating and dock work, but has great bones! **Being offered at \$355,000**

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**

TICONDEROGA DINER



Amazing opportunity to become the owner of a well-established diner and catering business in Ticonderoga. The Hot Biscuit Diner has operated successfully for over 31 years and has received more than 700 reviews, with an average rating of 4.3 stars. The restaurant offers seating for 100 guests and includes a large back area suitable for special occasions. The sale encompasses the catering business as well as most of the equipment required for off-site events and functions. The current owners will assist the buyers in becoming fully acquainted with the business operations prior to the completion of the transaction. Financial information and seller financing are available to qualified buyers. **MLS#202522213 \$625,000**

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**

PARADOX LAKE



Gorgeous views on Paradox Lake. Sunsets cannot be beat.. Perhaps the last vacant lot of it's kind on Paradox. A new Driveway has been cut in. It is a rugged walk to the lake now but flagged. This lot will require a short staircase to the lakefront, like many in the area. Call for directions to access the old camp road along the lakefront. If you are ready to take a hike, do not miss out on this one! **MLS#202522036 \$449,009**



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BRAND NEW



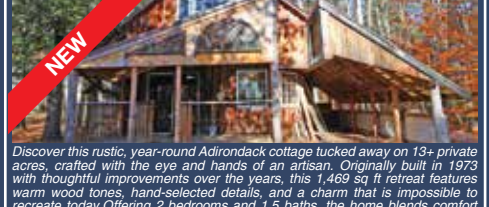
BRAND NEW 3bd/2bath manufactured home on a dead end road in Chestertown situated on a wooded 6.5+ acres. New well, septic, and lawn was just put in! Just completed and never lived in! Own a sparkling new year round home and don't worry about maintenance on anything for a very long time! Easy to show & even easier to fall in love with! **MLS#202528007 \$364,000**

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**

CUSTOM HOME



Discover this rustic, year-round Adirondack cottage tucked away on 13+ private acres, crafted with the eye and hands of an artisan. Originally built in 1973 with thoughtful improvements over the years, this 1,469 sq ft retreat features warm wood tones, hand-selected details, and a charm that is impossible to recreate today. Offering 2 bedrooms and 1.5 baths, the home blends comfort with character—highlighted by exposed beams, custom woodwork, and multiple woodstoves that anchor the living spaces. Large windows and unique architectural lines bring in natural light and frame the surrounding forest. Step outside and enjoy true seclusion, yet you're only 2.5 miles from town for easy year-round living. Explore direct access to the trail system right from your back door—perfect for hiking, snowmobiling, and four-season recreation. A whole-house generator provides peace of mind during any weather. A spacious barn and additional outbuilding offer endless possibilities for storage, workshop use, or creative pursuits. A rare opportunity to own a one-of-a-kind retreat with Adirondack soul. **List Price \$399,000**

COTTAGE IN BRANT LAKE



Enjoy year-round Adirondack living in this beautifully cared-for 4-bedroom, 2-ba home, set on 22+ acres of private trails and open lawns. Offering single-level living at its finest, the home features an additional upstairs sleeping area and recreation space—perfect for hosting family and friends. Lovingly maintained by the same family for 22 years, this property has also operated as a successful STR for the past three years, w/ excellent rental history. A 2012 enclosed porch adds 460 sq. ft. of inviting living space, ideal for entertaining, late-night conversations, or catching the big game. Outdoors, enjoy a sprawling back lawn, a sparkling above-ground pool, and plenty of storage for all your Adirondack toys with a 2-car garage, 3rd bay for boat storage, and a rustic barn. Whole-house generator. **MLS#202524859 \$215,000**

LOG SHELL ON 9+ACRES



Enjoy a peaceful setting in Stony Creek. This 9.95 acre lot has an unfinished 3 season cabin with loft and a finished room off the back. Beautiful shed for storage. Enjoy a nice driveway into the property that has a pond on the right. Lots of great opportunities with space to grow. Finish the beautiful log home to your liking. Close to great pubs, restaurants, towns, ski areas. Only 20-25 minutes to Lake George. **MLS#202527598 \$135,000.**

BORDERS STATE LAND



Privacy galore at this Adirondack lodge-style home tucked away on 48 pristine acres—complete with a back corner that borders state land for ultimate seclusion! This spacious 4-bedroom, 2-bath home welcomes you with rustic charm, featuring exposed wood beams and hardwood floors throughout. Cozy up by one of the two wood stoves, located in both the living room and kitchen. Enjoy meals in the beautiful formal dining room, or relax in the charming loft—perfect for a reading nook or extra guest space. The generous first-floor primary bedroom offers convenience and comfort, while three additional bedrooms upstairs provide room for family and friends. Looking for more space? An additional 1,700 sq ft of unfinished area is ready for your personal touch—ideal for a game room, workshop, or expanded living quarters. Don't miss this rare opportunity to own a private year-round haven just a short drive from downtown Schroon Lake! **List price \$550,000**

BRANT LAKE COLONIAL



Looking for peace and quiet? Look no further than this charming 4-bedroom, 2.5-bath Colonial set on a serene 1.4-acre lot. The spacious primary bedroom offers beautiful views of Brant Lake and the surrounding mountains. Hardwood floors and tile run throughout the main level, while all bedrooms are comfortably carpeted on the second floor. This home also features an attached two-car garage conveniently located under the residence. Located less than 5 miles from the Brant Lake boat launch, you'll also enjoy quick access to the Northway and nearby towns, making this home both peaceful and convenient. **MLS#202521529 \$475,000**

MINERVA CAPE COD



A beautifully preserved 3-bedroom, 1.5-bath Cape Cod home, full of timeless character and warmth. Much of the original woodwork remains intact, showcasing the craftsmanship of a bygone era. Hardwood floors run throughout the entire house, adding to its classic appeal. Enjoy the changing seasons in not just one, but two inviting 3-season porches perfect for relaxing or entertaining during the warmer months. The spacious living room features a cozy wood-burning fireplace, while exquisite stained glass windows add a touch of elegance & color to the space. Recent updates include a new electrical service, generator, & blown-in attic insulation—offering both comfort & peace of mind. A generously sized attached garage is located on the lower level. Ideally situated between Minerva Lake, & Gore. **MLS#202521718 \$382,000.**

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 \$299,000**

MINERVA CAMP



Your perfect first vacation spot in the Adirondack Park! 5.1 miles to lovely Minerva Lake and Beach, 11 miles to dining and the boat launch in Schroon Lake. This old style hunting camp has 1.10 acres and a cute as a button screened porch. Imagine a wonderful location in the ADKs all yours! Later on, perhaps you add a drilled well and septic. Electric baseboard heat and propane stove also for heat, in kitchen electric range and dry sink. Main room with dining table and roll-away bunk beds. Tiny kitchen screened porch comprise this 3 room camp. Picnic table in yard. Only 57 miles from Saratoga Springs. **MLS#202518234 \$59,000**

FARMHOUSE IN CROWN POINT



Peaceful, historic farmhouse on 2.45 acres, fully furnished and move-in ready as a family home, vacation spot, or Airbnb, located between Schroon Lake and Ti-conderoga and just 20 minutes from Vermont. First floor features classic country kitchen with gas stove, full laundry room with large washer and dryer, spacious bathroom with tons of light, a comfortable dining room to gather with your friends, cozy living room with cast iron propane fireplace, and den that could be used as an office or extra bedroom. Two bright bedrooms with large windows upstairs, along with a giant walk-in closet and cozy TV area. Plenty of sunny spaces outdoors for a garden with shed on property for garden tools. Easy walk-out basement. Enjoy close-by hiking trails and water falls at the Penfield Pond Trail on Peasley Rd. less than a mile away. Walk to the Penfield Museum of Ironville and kayak on Penfield Pond. Only 20 minutes to Schroon Lake and less than an hour to the Lake Placid/High Peaks region and Gore Mt. Ski area. **MLS#202524305 \$219,000**

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**

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EXPERIENCE LIFE AT NEW ELEVATIONS

NEW LISTING



Nestled in the scenic Au Sable Acres community, this distinctive 4-bedroom, 2.5-bath Adirondack home blends rustic character with modern design. Offering twice the sleeping capacity of a traditional A-frame, this residence also benefits from a low-maintenance pitched roof that complements its classic architectural appeal. Upon entering, you'll find a warm and welcoming interior featuring a perfect balance of natural wood finishes and contemporary updates. The inviting fireside living room creates a cozy space to unwind on winter days, while the newly renovated kitchen boasts stainless steel appliances, an eat-in island, and direct access to the back deck—ideal for outdoor dining and entertaining in warmer months. The second floor offers three spacious bedrooms and a full bath, all featuring beautiful hardwood flooring and exposed wood-beam ceilings that highlight the home's Adirondack charm. The newly finished lower level, accessible from both the interior and a walk-out to the backyard, includes a generous primary suite complete with a private office area, full bath, and laundry room—perfect for year-round living or guest accommodations. Located just a short drive from Whiteface Mountain, Lake Placid, and the High Peaks hiking region, this property provides easy access to world-class outdoor recreation.

Jay Price: \$439,000 MLS #206039



NEW LISTING



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



COZY TURN KEY 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: \$319,000 MLS# 204928



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: \$315,000 MLS# 205233



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

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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**



RIVER RD GORE VIEWS New construction in North Creek! Come see this beautiful 3 bedroom 2 bath home with open layout, and direct views of The North Creek Ski Bowl and Gore Mt's Burnt Ridge! This thoughtfully laid out, single story ranch home, was built with efficiency and convenience in mind with LP radiant heat throughout, plenty of windows for natural light, and spray foam insulation. Ideally located adjacent to the Hudson River, and just a few minutes walk from downtown North Creek, and a few minutes drive to Gore Mt! **\$425,000**



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 onboard 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. **\$399,900**



CHESTERTOWN CASH COW - Outstanding opportunity to own this spacious home on main street in the heart of Chestertown! This property is an absolute cash cow making an impressive amount year after year as a short term rental. (Inquire for rental projection.) With 6 bedrooms & 3 full baths this home sleeps up to 20 people! Loon Lake is a quick 2 minute drive, Lake George & Gore Mountain is a 20 minute drive. Features include gleaming HW floors throughout, updated kitchen, new windows, enclosed porch perfect for entertaining & great sized heated in ground pool. Walking distance to the supermarket, restaurants, biking & snowshoe trails! This home has so much charm, character & history. Let it pay for itself with short term rentals & enjoy it whenever you like! Call for an appointment today! **\$399,000**



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**



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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\$979,000 Thurman
102 Combs Road
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MLS#202527908
Cindy Anthis
518-470-6341



\$899,000 Johnsbury
3325 State Route 8
4BR/3BA
MLS#202527962
Tiffany Kasare
518-307-9149



\$599,999 Argyle
2158 Coach Road
3BR/2.1BA
MLS#202527575
Jessica Rosario
518-879-2530



\$580,000 Glens Falls
437 Glen Street
MultiFamily
MLS#202522234
Tammy Sutphin
518-796-2211



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



\$6,500,000 Diamond Point
8 Capri Court
5BR/5.1BA
MLS#202426091
Daniela Massaroni
518-330-1730
Nick Massaroni
518-681-2003



\$399,900 Moreau
1674 Route 9
2BR/1.2BA
MLS# 202516566
Bonnissue Neil
518-744-4824



\$599,000 Lake George
40 Finkle Farm Road
3BR/2BA
MLS#202524178
Steve Jackoski
518-376-3291



\$895,000 Saratoga Springs
8 Sydney Hill Road
4BR/2.5BA
MLS#202521458
Natyssa Barber
518-791-3026
Lisa Grassi Bender
518-744-7795



\$544,900 Hampton
71 South Road
4BR/2BA
MLS#202516915
Cindy Auer
518-744-1098



\$319,000 Queensbury
87 Old Mill Lane
3BR/2BA
MLS#202528389
Susan Kassal
518-222-0102
Tess Goodge
518-253-5403



\$249,000 Hudson Falls
7 Willow Street
4BR/2BA
MLS#202528406
Bonnissue Neil
518-744-4824



\$379,000 Greenwich
5 Cabel Street
4BR/3BA
MLS#202526288
Tammy Sutphin
518-796-2211



\$4,600,000 Diamond Point
6 Capri Court, C1
5BR/4.1BA
MLS#202426079
Daniela Massaroni
518-330-1730
Nick Massaroni
518-681-2003



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Welcome to The Preserve!
Moreau's Newest Premier Neighborhood!
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.
★ 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.



210 ACRE GOLF COURSE! COMMERCIAL/ RESIDENTIAL / AGRICULTURAL \$1,990,000
Welcome to a rare opportunity in the heart of scenic Hartford! Currently home to Hartford Greens Country Club & Grazin' Grill, this 210-acre property offers incredible potential for investment, development, or personal enjoyment! 18-hole golf course surrounded by breathtaking views, a 5,800 sq ft clubhouse & workshop w/ newer roof & updated septic system, Single-family home taken down to the studs & ready for remodel, 2-car garage w/ apartment & over 1,100 ft of road frontage in a picturesque area! The option to purchase the existing business & all equipment is available, making this a turnkey investment for the right buyer! Whether you're envisioning a golf course, expansive farm-land, or a residential community, this property is ready for your Vision! POSSIBLE OWNER FINANCING AVAILABLE!



New Construction: \$699,900 - McKenna Construction is offering this beautiful 3 bedroom 2 bath custom farmhouse situated on 5+ acre lot in quiet area of Moreau! Accommodating open floor plan, w/ large kitchen w/ pantry & island, dining room & living room w/ vaulted ceiling & fireplace! Luxurious primary suite w/ gorgeous bath & WI closet, separate from other 2 bedrooms allowing maximum privacy! Mudroom area w/ laundry & 2 car garage. Upgraded finishes include Hardwood floors, tile baths, custom tile shower in primary suite, SS appliance package, granite counters 9' ceilings in basement & 1st floor & much more! 4-5 acre lots to choose from and we can build to suit! Build our plan or bring your ideas and we can customize any home to your wants & needs! Build the home of your dreams!



QUEENSBURY \$629,900 - Welcome to this stunning 4-bedroom, 3-bath home nestled on a beautifully landscaped 2.63-acre lot, offering unmatched privacy, lush lawn, and timeless Adirondack charm. A circular driveway leads you to the welcoming front entrance. Step into a living area and dining area with a river rock fireplace, Adirondack ceiling with tongue & groove & wood beams! Bright, open-concept kitchen featuring stainless steel appliances, open shelving, a center island with seating for four, and sliding glass doors opening to a freshly stained, expansive deck & 36-foot in-ground pool perfect for outdoor entertaining! French doors open to a dramatic family room with soaring 24-foot ceilings, gleaming wood floors, and oversized transom windows that flood the space with natural light! Two bedrooms, a full bath, and a laundry area are conveniently located on one side of the main level. A third bedroom on the main level offers a private retreat with a cozy sitting area and adjacent spa-inspired bathroom complete with a deep jetted tub. Upstairs, a loft-style primary suite features a walk-in closet, en-suite bath, and sweeping views of the gorgeous private yard. A partially finished, walk-out basement provides excellent storage and flexible space for a home gym, game room, or workshop. Additional features include a 900 sq. ft. detached workshop/garage—ideal for a studio, home business, or boat storage—plus a separate shed for tools and seasonal gear. Whether you're searching for a peaceful family home, a vacation getaway, or a high-performing Airbnb, this property offers incredible versatility and proven rental income. Ideally located just minutes from Lake George, beaches, marinas, Highland Golf Course, Lake George outlets, and skiing at West Mountain and Gore. With hiking trails and year-round recreation at your doorstep, this beauty is your gateway to the Adirondack lifestyle! Don't miss this rare opportunity to own a one-of-a-kind retreat with endless possibilities!!!!



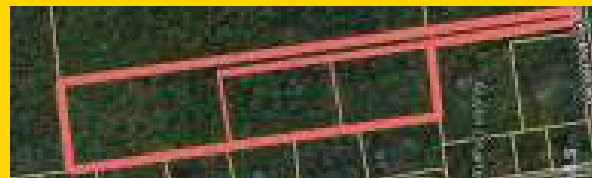
MOREAU NEW CONSTRUCTION \$664,900 - Welcome to the Preserve! Cerrone Builders exclusive new Moreau development! Located minutes to the Northway for an easy commute to Saratoga & Lake George! Phase 1 has 12 lots, come choose yours today!! Offering this Custom ranch with 3 bedrooms & 2 Baths. Open floor plan, with beautiful kitchen w/ breakfast nook & island, formal dining, living room w/ fireplace & optional screened back porch. Primary suite with walk in closet and private bath. 2 additional good sized bedrooms and 2nd full bath on the other side of home allowing ultimate privacy. Laundry area & huge mud room, 2 car garage and full basement. Beautiful 1+ acre lot w/ Hydro seeded lawn, IG sprinklers, paved driveways & landscape package! Don't miss out on your opportunity to build in this amazing site! Many home styles available

QUEENSBURY \$489,900

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 \$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 LG SCHOOLS 3 LOT APPROVED SUBDIVISION

BUILDERS TAKE NOTE! Approved 3 lot subdivision in Town of Queensbury with Lake George schools! desirable location minutes to the lake, marinas, beaches, schools, shopping and all the fun the Adirondack region has to offer! Lots are split up with a 3.84 acre lot & a 4.1 acre lot & the rear lot consisting of 9.2 acres, that would own the shared access road! Great investment for a builder, developer of the buyer looking for a family compound! Don't miss out on this amazing opportunity!!



WISHING YOU A VERY HAPPY THANKSGIVING!
MAY YOUR DAY BE FILLED WITH
LOVE, LAUGHTER, AND GRATITUDE.
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DIRECT (518) 932-8077



Barbara Kearney
Associate Broker
DIRECT (518) 223-9957



Mary VanLeuven
Associate Broker, SRES
DIRECT (518) 796-5292



SANDY SUMMERS NEVER FADE

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**



NEW

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!!!

\$269,900 Call Jill 518-932-8077



NEW PRICE

Welcome to a peaceful Adirondack retreat featuring two parcels: a charming 3-bed, 1.5-bath ranch on 1 acre and a 5+ acre vacant lot across the road—perfect for expansion or recreation. The updated home offers newer appliances, a cozy wood stove, and a bright three-season room with shaded diffuser screens. Enjoy outdoor decks, perennial gardens, a fire pit, and a whimsical "pondle." The lower level includes high ceilings, a family/game room, additional bathroom, 2 extra rooms and heated workshop. A detached 2 car garage and shed provide ample storage. Just minutes from Exit 25, North Warren School, and an hour to Albany Airport

\$374,000 Call Barb (518) 223-9957



SALE PENDING

Charming 3-Bedroom, 2-Bath Home with Oversized Barn in the Heart of the Adirondacks. This older 3-bedroom, 2-bath home is full of character and ready for your personal touch and TLC. With solid bones and plenty of potential, it's the perfect opportunity to create your dream getaway or year-round residence. Home has been in the family for 4 generations. The property features an oversized barn/garage with a full loft—ideal for lots of storage, workshop, game room or stargazing. Awesome yard! Generator hookup. Located between Loon Lake and Brant Lake, you're truly in the middle of it all. Just a hop, skip, and a jump to the Schroon River and its dam for great fishing also within walking distance to The Crossroads for essentials, snacks, or a scoop of ice cream on a summer day. Enjoy all that the Adirondacks have to offer—lakes, rivers, trails, and small-town charm—all from your own peaceful retreat Home sold "as-is" **\$185,000 Call Jill (518)932-8077**



SALE PENDING

The Panther Mountain Inn in Chestertown, NY is a turnkey year-round restaurant/tavern with a 14-room hotel (currently in full operation) and a spacious innkeeper's apartment. Centrally located in the Adirondacks, it offers a cozy atmosphere for dining and lodging. The family- friendly dining specializes in pizza and tavern fare, with several craft beers on tap. The first floor has three hotel rooms with private baths, cable TV, refrigerators, and individual heat/AC, plus a business office and a large one-bedroom apartment. Upstairs, you'll find nine more hotel rooms with similar amenities and a two-room suite sharing a bath. Perfect for guests seeking a comfortable stay in the heart of the mountains. All Furnishings and Equipment included in sale. **\$499,900 Call Barb (518) 223-9957**



SOLD

Welcome to a home where nature & design live in harmony. Just shy of 2 acres filled with perennial and rock gardens set along the peaceful Chester Creek, this well-maintained Adk/retro-style retreat is a true sanctuary. This 2 BR, 1.5 BA & a versatile loft area that offers potential for a 3rd BR. The thoughtfully designed kitchen is ideal for both entertaining & quiet evenings in: features a pull-up counter for a mixer, pull-out spice rack plus a brand new refrigerator & range. Wood stove to keep you cozy. A direct propane line simplifies outdoor grilling. The attached 1-car garage & shed provide extra storage. Enjoy easy access to the Loon Lake boat launch, public beach & Gore Mt. Whether you're seeking weekend adventures or year-round serenity, this home offers both.

\$325,000 Call Barb 518-223-9957



NEW PRICE

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

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Member MLS



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**

THE PRESERVE BUILDING PROPERTY
 - Amazing one-acre lot of private, surveyed land will give you the ambiance that goes along with spectacular Adirondack living. This property at The Preserve includes deeded rights to 23-acre pond (photo right) & use of the 625-acre preserve for activities such as hiking, fishing & XC skiing. HOA includes water, buried electric & cable at road for each lot, road maintenance & use of clubhouse, tennis & pool facilities. Within close distance to Gore Mountain Ski Area & Village of North Creek. **\$65,000**



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Corey Ouelette
Licensed Sales Associate
(518) 744-9997



Christopher Paricio
Associate Broker
(973) 943-1557

MOTIVATED SELLER



Warrensburg Gem with Commercial Potential – Live and work in the heart of town! Miles Thomas house built in 1873. 4-unit period home currently under renovation. Two first-floor units are occupied and the entire second floor ready to be finished as another two units or one large suite for owner occupant. Great period features include wood-tiled ceilings, turned-wood columns, dentilated frieze, gabled returns, and hardwood floors. Zoned for mixed-use, this is an ideal spot for entrepreneurs. \$254,900

LAKE ACCESS!



Warrensburg ~ Hard to find these days, this almost level 1 + acre building lot in the little Town of Warrensburg has deeded lake access to Echo Lake. Swim, canoe or kayak, or take your daily walk around the neighborhood on the quiet back streets. Enjoy the food and other activities in town or make the short trip to Lake George or any of the other surrounding lakes. Enjoy the quality of life that Warrensburg and the surrounding Adirondacks has to offer \$59,900

SOLD !!



Lake George ~ Charming 2 BR ranch within walking distance to Lake George Village but on a dead end street. The home is fully-furnished and has a garage with room to store your recreational toys. Located 30 min to Gore Mts winter activities and rights to Diamond Pt Beach with a permit. You really should see this home to appreciate all it offers. Make it yours and enjoy all four seasons in the Adirondacks. \$299,900

SOLD !!



Thurman ~ Attn homesteaders or horse lovers! This 4 -Bedroom /2 full bath farmhouse awaits you with 21 lush green acres to work and enjoy. Hardwood floors thruout with an open floorplan, a new woodstove for winter warmth, and a full-length enclosed porch to keep things close and dry! Outside a 10-stall horsebarn, large hay barn, and 3 car garage with shed for tractors or other vehicles will keep everything under cover. \$399,000



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Broker/Owner



An Architect designed and built Adirondack home is on 8.5 wooded acres of land with a Mountain View. The meticulous craftsmanship, attention-to-detail, thoughtfulness and love that went into creating this home is seen in every square foot. The great room features a hand-laid stone fireplace featuring a specially designed heating element and wood storage. Plus, there are three mini-split heads for energy efficient heating and cooling throughout. The home has a delightful and efficient kitchen with a pantry, three bedrooms, two full bathrooms, abundant closet space, and built-in storage. There is an oversized deck to enjoy this private setting with open areas and mountain scenery. A full basement with private entry can easily be finished for an additional living space or workshop. Fiber optic cable is installed as is a Tesla universal charger. North River is an entryway to the Adirondacks and all the adventures it includes. It is only 10 minutes to Gore Mountain Ski Area. Garnet Hill Lodge and Outdoor XC Ski Center is even closer, the Hudson River for rafting and kayaking is one mile away and North Creek businesses are 5 miles away. \$459,000



Attractively renovated vacation home, located near Gore Mountain, is now available! With 5 bedrooms, 2 and 1/2 bathrooms, it is an ideal get a way for those who love skiing and adventures, Unwind in a hot tub or European sauna. This lovely property boasts a spacious deck, complete with a built-in dining area, a vast and level lawn perfect for outdoor games, and a fire pit for sharing stories. These features offer ample space to enjoy the beautiful outdoors. Located conveniently just an hour north of Albany, half an hour from Lake George, and only a few miles from North Creek, this vacation home has served as a rental and is now awaiting new owners to call it their own. Don't let this opportunity slip away to possess a slice of Adirondack paradise \$289,000



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LUXURY LAKEFRONT LIVING

4 bdrm, 3 bath home on 1.68 acres with 171 feet of direct frontage on Lake Abanakee. Featuring great-room with cathedral ceilings including exposed beams, and gas fireplace set in stone. Three decks, including one that is perfectly positioned for watching the sunset over the lake, and one off the custom gourmet kitchen. Primary suite with attached tiled bath, dual vanities, and walk in closet. **Offered at \$849,000**



SANDY BEACH ON ABANAKEE

This exceptional waterfront property has it all! Boasting nearly 700 feet of direct shoreline on Lake Abanakee, it includes a beautiful sandy beach perfect for summer enjoyment. The main residence offers 2 bdrms, 2 baths, a finished attic for added space, sun porch, and spacious kitchen. A separate, income-producing guest cottage features 2 bdrms, sleeping loft, 1 bath, and views of the lake. **Offered at \$765,000**



LAKE ABANAKEE WATERFRONT

4 bd, 2 bath lakefront home offering the perfect blend of comfort, charm, and natural beauty. Inside, you'll find hardwood floors, upgraded kitchen and bathrooms, primary bdrm on the first floor, dining area with mountain and lake views. Outside, you'll find a screened porch, covered porch, open deck, fenced in yard, single car garage, storage building, and 99 feet of pristine shoreline on Lake Abanakee with your own private dock and lakeside firepit area. **Offered at \$499,000**



CUSTOM ADIRONDACK HOME

This 4-bed, 2.5-bath home features Adirondack style and natural wood finishes throughout. Enjoy an open floor plan with cathedral ceilings, a stone-hearth woodstove, and wrap-around balcony. The kitchen includes a bar and Vermont slate counter tops. Main floor primary suite with walk-in closet and jacuzzi bath. Additional features: 2-car garage, walk-out basement, whole-house generator, fruit trees, and sunset views—all on 1.95 acres near 100,000+ acres of state land. **\$725,000**



COMMERCIAL OPPORTUNITY

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. **\$499,000**



ADIRONDACK LAKE RIGHTS

Enjoy deeded access to Adirondack Lake from this charming 4 bdrm, 2 bath home set on 1 acre. Main level is finished in warm knotty pine with exposed beams, inviting sunroom with woodstove, and primary bedroom with screen porch and ensuite bath. Upstairs offers a spacious open bunk room along with two additional bedrooms—ideal for hosting guests or extended family. Additional highlights include walk-out basement, pole barn, garage, garden, whole house backup generator, and new furnace. **\$345,000**



REAL LOG HOME

Well-maintained log home sits on 2.5 acres just ½ mile from the Siamese Ponds Wilderness, offering access to over 100,000 acres of state forest preserve, with screen porch, covered deck, and firepit area. Inside, open floor plan with dining area, kitchen including island and pantry, living room featuring vaulted ceilings with exposed log beams and soapstone fireplace. Able to accommodate 8 with bdrm and full bath on each floor plus sleeping loft. Additional highlights include walk-out basement, whole-house automatic generator, most furnishings included, and the option to purchase snowmobiles for year-round adventure. **\$469,000.**



COUNTRY CAPE

Built in 2013, 1,484 sq ft, galley kitchen with tiled floors, spacious living room, dining room featuring hardwood floors and access to enclosed screen porch. Primary bedroom, bath & laundry all on first floor, second floor has a large bunkroom, bath, and additional bonus room. Large partially finished walkout basement, currently sleeps up to 15 with potential for adding a 3rd bdrm. Additional highlights include a standing seam steel roof, whole-house generator, garden shed, and a two-car detached garage with a heated room above—ideal for a studio, office, or guest space. **\$349,000**



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 **\$209,000.**



UNIQUE CHARACTER

This 3 bedroom home, cherished by two generations of artists, offers a blend of creativity and comfort with custom details throughout. Warm interior with wood floors, abundant natural light, oversized living room with cozy propane stove, plus a darkroom. Outdoor living is just as inviting, with an enclosed front porch, screened rear porch, open deck, single car garage, fruit trees and space to enjoy every season. **\$195,000**



CHARMING VILLAGE HOME

Located in the heart of town, this 4 bdrm, 1 ½ bath home offers hardwood floors, a modern kitchen, cozy fireplace, enclosed porches, garage, and a deck overlooking a spacious backyard with a small kennel. Enjoy easy access to multiple lakes, hiking trails, snowmobile trails, skiing, and whitewater rafting. **\$197,000**



VILLAGE HOME

2 bds on main floor and 1 on 2nd floor, 1.5 bath, located in the village of Indian Lake with public water and sewer, minutes away from the snowmobile trail, Adirondack Lake, Lake Abanakee, and Indian Lake as well as hiking trails. Lots of potential with this fixer upper, offered as is for **\$82,500**



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



LAKE ACCESS/DOCKING! 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. Community seasonal water (add well for yr-round) Amenities: swim, sports, games & play-ground areas. \$1,125,000 mls#202524393



EXPERIENCE THE ADIRONDACKS! Beautiful 2900+sf home on 3.61 Acres, in Bolton. 3 Bedrooms +office/bonus room, 3 Bath, HW floors, great room w/cathedral ceilings, stone FP, mountain views. Wet Bar in dining area, screened porch & expansive deck. Oversized 3-car garage. Privacy w/convenience! \$874,900 mls#202524188



QUEENSBURY COLONIAL 4Bed/2.5Bath Home, beautifully landscaped 1 acre+ lot that backs up to 12 acres of forever wild land. Fenced back yard with in-ground swimming pool. Natural light, main level laundry w/laundry chute, primary bed/bath suite, Screened-in porch. Attached 2Car garage. Close to West Mountain. \$699,000 mls#202518261



LUXURIOUS LIVING in Queensbury neighborhood. Crafted w/modern, high-end materials & fixtures. Blending elegance, comfort & functionality. Chef's kitchen & dining area overlooking the patio, in-ground swimming pool & hot tub. Attached garage. Landscaped 1/2 acre lot w/private basketball court. \$799,000 mls#202522998



TURNKEY WATERFRONT! 3BR Home has a dock and western sunset views over the Hudson River. Eat-in kitchen, laundry closet, sliders to a large wrap around deck, spacious living room, dining room, full basement & Attached 2-car garage, plus a detached 1 car garage. Possible rental potential. \$749,000 mls#202522004



DOCK SLIP + SANDY SWIMMING ON LAKE GEORGE Well-maintained cottage w/knotty pine interior & modern updates. New 18x18 deck. Spend days by the lake, sunbathing, kayaking, or boating at your dock slip. Between Bolton Landing & Lake George Village, minutes from shops & restaurants. Rare unbeatable value. \$530,000 mls#202528054



FURNISHED HOME with Lake Access! Across from Lake George, just under an acre. 2,314sf Home w/3BR & 2.5Baths. 1stFL 2 Bedrooms, laundry room, dining room w/FP, HW floors, Living Room w/French doors to wrap-around deck. Covered porches. LG Schools. Zoning currently allows short-term rentals. \$525,000 mls#202525983



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. \$299,000 mls#202527999





BRILLIANT CRAFTSMANSHIP! Custom designed open floor plan home. Great room w/FP & sliders to lake-facing deck, gourmet kitchen w/pantry, 1st FL bedrooms & 2nd FL Master Suite. Walk-out lower level entertainment area to an outdoor kitchen w/landscaping & a sundeck covered double boat dock. \$6,795,000 mls#202520315



LAKE GEORGE FAMILY COMPOUND 2Bed/2.5Bath Main House, 11 cabins, 6 motel rooms & 194' lake frontage w/2 docks on 1.75Acres in Lake George. 3 Gas fireplaces, 1st FL laundry. Detached Garage, plus parking lot for 20+ cars. Tremendous potential with many options! \$5,895,000 mls#202524135



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! \$2,750,000 mls#202523843



BASIN BAY 4Bed/4Bath 3200sf home on 2.56Acres w/short walk to enclosed boathouse on Lake George. Stone FPs, beamed ceiling, hot tub sunroom, attached garage, plus detached 5 car garage. Furnished & includes 25' Chaparral boat & golf cart! Enclosed boathouse w/3 slips & sundeck. Sandy Swimming. \$2,600,000 mls#202524045



LAKEFRONT w/DOCK SPACE In Lake George Village. Quartz kitchen counter tops, stone gas fireplace, laundry room, gas furnace, 40gal water heater, AC, 30' dock space w/power. Unique opportunity for short-term rental. HURRY Only 2 units include a dock! Units as low as \$1,449,000 mls#'s 202421503-202421507



HUDSON RIVER WATERFRONT Custom 5BR, 3½bath home overlooking the Hudson w/incredible sunset views & large waterfront dock complex. Attached garage, Plus detached 3+ car garage w/apartment or studio above, Inground pool, landscaped, gazebo. Custom eat-in kitchen w/granite counters, Master suite & WIC. \$1,190,000 mls#202522003



HIGH TRAFFIC RESTAURANT Exceptional opportunity! At busy crossroads in the Queensbury/Lake George region. On 2.74 acres, it offers visibility & accessibility w/yr-round traffic from tourists & locals. Spacious layout, ample parking & well-established customer base. Flexibility & potential. \$1,299,000 mls#202521825

DAVIES~DAVIES & ASSOCIATES REAL ESTATE LLC

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Valerie Erceg	518 361 2785
Kate Van Dyck	518 796 9936
Danielle Kahlor	917 974 2402
Ashley Nagy	518 698 6012

LAND FOR SALE

BUILDING LOT in Fairview Association. Possible views of Lake George. Swimming rights just south of Lakefront Terrace Resort. Access to public water. Just under 1/2 acre. \$170,000 mls#202521178

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

BUILD LAKEFRONT HOME plus a cabin on Lake George! APA-approved. 2Acres with 350ft of private waterfront. Driveway, electric, cleared homesite & footprint of original lakeside camp, w/septic construction started. Incredible views. \$225,000 mls#202524566