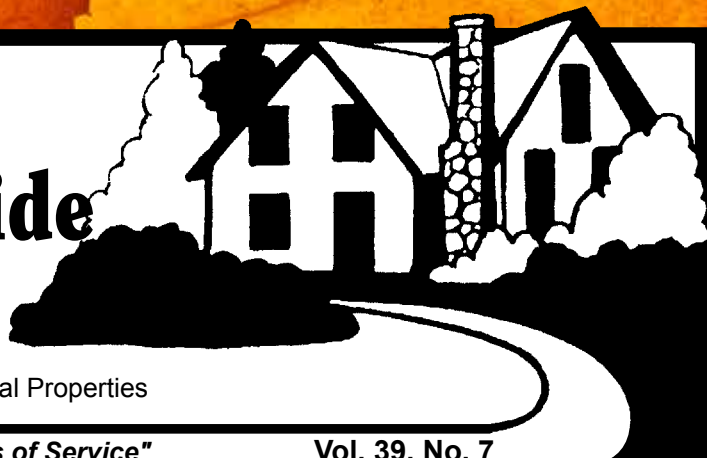


North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

OCT 15 - NOV 15 2026

"Celebrating 39 Years of Service"

Vol. 39, No. 7

FREE

northcountryrg.com

FREE

BRANT LAKE



SCHROON LAKE



NORTH CREEK



TICONDEROGA



BRANT LAKE



OLMSTEDVILLE



Gallo
REALTY ADK

518-494-4600

518-532-7400

www.GALLOREALTY.com

**SEE PAGES
2 - 3**



A Glebus Publication®

INTERESTED IN ADVERTISING?
Email us at hgmag@aol.com



WHERE THE  IS



(518) 494-4600
WWW.GALLOREALTY.COM
6129 STATE RTE 8
CHESTERTOWN, NY 12817

LAKEFRONT & LAKE ACCESS

(518) 532-7400
1087 US ROUTE 9
SCHROON LAKE, NY 12870

LAKE GEORGE



Extraordinary 25-acre estate parcel with arguably the finest views in the Southern Adirondacks. Includes custom Vermont Timber Frame home package, approved plans, and Town approvals. An unmatched opportunity. **MLS#202621985 \$2,855,790**

LAKE GEORGE



25-acre approved homesite with breathtaking Lake George and Adirondack Mountain views. Driveway and power underway. Approved timber-frame plans included, or design your own dream retreat. **MLS#202621986 \$699,000**

SCHROON LAKE



NEW
Classic East Shore Schroon Lakefront mini-compound on 12.2 acres with 255' lake frontage, stunning lake and mountain views, and adjoining NYS Wilderness. Features a vintage 780 sq. ft. log home with great room, stone fireplace, 2 bedrooms, loft kitchen, porch, and half bath; 496 sq. ft. guest cottage; plus former sauna with bedroom and full bath **MLS#202625660 \$970,000**

HADLOCK POND



NEW
Turnkey lakefront living on motorized Hadlock Pond! Set on 50 feet of private lake frontage, this extensively renovated 3-bedroom + loft, 2-bath chalet offers the quintessential Adirondack lake-house lifestyle. Soaring knotty pine ceilings, warm wood accents and expansive glass create classic chalet charm, while extensive updates provide modern comfort. Improvements include a refreshed kitchen with new appliances, tankless hot water, new roof, attic insulation, doors, paint, washer/dryer, pantry, and mini-split heating and cooling. Two newer Trex decks expand outdoor living with multiple areas for dining, lounging and enjoying lake views. **MLS#202626205 \$959,000**

SCHROON LAKE



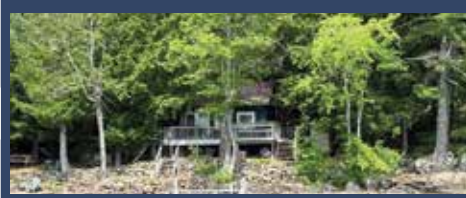
Year-round 4BR, 3BA home with lake views, loft, finished walkout basement, wraparound porch, central air, and antique wood stove. Includes shared sandy beach, dock slip, and 4.3 acres of common waterfront. **MLS#202614253 \$895,000**

BRANT LAKE



NEW
Beautiful custom 3-bedroom, 3-bath year-round home with deeded beach and docking rights on Brant Lake. Built in 2003, it features an open-concept layout, first-floor primary suite, finished basement with guest space and full bath, and updated flooring, carpeting and fireplaces. Landscaped grounds include gardens, water features, seating, fireplace area and fenced yard. Heated 3-car garage with Adirondack game room. Generator included. **MLS#202625947 \$799,000**

SCHROON LAKE



Unique East Shore Schroon Lakefront property with 231' superb lakefront, panoramic lake views & sunsets all on 4.7 wooded acres and adjoining huge tract of NY State Wilderness. Includes 548 sq. ft. lakeside cottage with dock, 2 small bedrooms, bunk room, living room, kitchen, half bath. Large lakeside deck. Basement for storage. Outdoor shower. Building a new home on the east side of Adirondack Road appears to be doable. **MLS#202624154 \$750,000**

SCHROON LAKE



Private 3BR, 2BA chalet on 2 wooded acres with deeded Schroon Lake rights. Open floor plan, soaring windows, wraparound deck, generator, new roof, updated heating, and Blue Sky Beach docking access. **MLS#202619402 \$729,000**

SCHROON LAKE



Charming 2-bedroom, 2-bath log cabin with lake rights to Blue Sky Estates on Schroon Lake. Built in 1999, this 1,120 sq ft home offers lake and High Peaks views, plus direct access just across the street to a massive sandy beach and docking area with included docking certificate. Enjoy the 40' x 8' covered porch overlooking the water and mountains, perfect for relaxing year-round. Features include a Generac generator, partially finished basement with second bath, sleeping space (potential to double living space with secondary ingress/egress), and cozy Adirondack-style interiors. A true four-season retreat with an unbeatable location! **MLS#202618512 \$669,000**

LOON LAKE



Historic year-round Adirondack retreat on 3+ acres with two deeded parcels and boating access to Loon Lake. Features reclaimed Watch Rock Hotel details, hand-hewn beams, screened porch, wood stoves, private waterfront, and future building potential. **MLS#202622715 \$650,000**

6BR NEAR NORTH CREEK



Beautifully renovated 6-bedroom, 3-bath farmhouse on 22+ Adirondack acres near North Creek. With mountain views and an established rental history, it's an ideal four-season retreat for groups. Enjoy nearby hiking, 13th Lake, white-water rafting, Gore Mountain skiing, and Garnet Hill Lodge. Spacious and comfortable, this property is the perfect base camp for year-round adventure **MLS#202529937 \$649,000**

OLMSTEDVILLE 23 ACRES



Beautiful 3BR/3BA, 2,500 sq. ft. home on 23 private acres featuring three fireplaces, multiple living areas, finished basement with wet bar, two offices, and an attached 3-car garage. Luxurious primary suite with radiant heated floors, fireplace, walk-in closet, and ensuite bath. Enjoy a large deck, screened front porch, and easy access to Gore Mountain and area lakes for year-round recreation. **MLS#202613346 \$649,000**



Gallo

REALTY ADK

WHERE THE  IS



(518) 494-4600
WWW.GALLOREALTY.COM

6129 STATE RTE 8
CHESTERTOWN, NY 12817

HOME SWEET HOME

(518) 532-7400
1087 US ROUTE 9
SCHROON LAKE, NY 12870

NORTH HUDSON

OLMSTEDVILLE

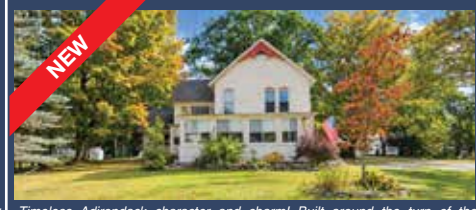
NORTH CREEK



NEW PRICE
Off-grid Lincoln Log home on 93 private acres surrounded by State Land. Solar power, Generac generator, heated garage, trails, mountain views, and quality log construction. Furnished. **MLS#202622858 \$629,000**



NEW PRICE
Custom Adirondack-style home is under construction on 3.54 wooded acres in Chestertown. The weather-tight home features log siding, black accents, covered porch, drilled well, septic, 200-amp electric and much of the mechanical work completed. Planned finishes include radiant heat, wood and drywall, great room with gas fireplace, and open kitchen/living area. Approximately 2,016 sq. ft. includes first-floor primary suite, additional bedrooms, laundry and flexible basement space. Completion is anticipated late December 2026 or early January 2027. Enjoy nearby lakes, hiking, snowmobiling and skiing. **MLS#202619602 \$590,000**



NEW
Timeless Adirondack character and charm! Built around the turn of the century, this distinctive 3-bedroom, 2-bath home sits on 1.37 acres and offers versatile year-round living. Features include a full kitchen, den, formal living-dining room, partially fenced yard, and whole-house generator. The detached garage includes an office and two commercial-size bays, ideal for storage, hobbies, workshops, or business use, with a separate electric meter. Residential zoning with commercial use adds flexibility. Walk to downtown North Creek, Tannery Pond, and enjoy nearby Gore Mountain, Ski Bowl, and four-season recreation. **MLS#202627023 \$589,000**

TICONDEROGA CAPE

SCHROON RIVER

SCHROON LAKE



NEW PRICE
Never-lived-in 3BR Cape with nearly 2,850 sq. ft., first-floor primary suite, granite kitchen, hardwood floors, finished basement, and mountain views. Minutes to Lake George and Lake Champlain. **MLS#202620111 \$574,999**



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 \$539,000**



Enjoy peace and privacy surrounded by nature on this beautifully renovated 2023 year-round ranch. Featuring 3 bedrooms, 2 baths, 1,416 sq. ft., vaulted living space, updated kitchen, deck, covered porch, firepit, grilling station, and oversized 2-car garage. The property includes 22 acres across two parcels, with trails, open land, woods, wetlands, and vernal pools. Deeded access to the Schroon River offers kayaking, canoeing, fishing, and swimming. Minutes to the Northway and downtown Schroon Lake, and just 40 minutes to Gore Mountain. **MLS#2026202623907 \$535,000**

SCHROON LAKE

LOON LAKE

ANTLER LAKE



Your Schroon Lake Getaway Awaits! Boat-access-only waterfront retreat on 3.9 acres with 2 bedrooms, 1 bath, wraparound deck, covered seating, private dock space, and stunning lake views. Enjoy a front-deck bar, sunsets, and direct access to beautiful Schroon Lake. Features include heat/AC split unit, wood stove insert, and furnishings included. Pontoon with slide available for additional cost. Seller's dock at Schroon Lake Marina also conveys (estimated \$2,000/year; current year paid). Minutes to the marina, public dock, and beach. A must-see for your next adventure! **MLS#202624025 \$465,000**



NEW PRICE
Seasonal 4BR, 2BA home with lake views, spacious porch, two living areas, and dedicated dock space in the Vista View Association. Enjoy boating, swimming, and low-maintenance Adirondack living. Offered at **\$462,500**



Move-in-ready 5BR/2BA Cape Cod on 12+ private acres with lake rights to Antler Lake! Offered fully furnished, this Adirondack retreat features two wood stoves, a kitchen with locally sourced Garnet Gem countertops, and plenty of room to relax year-round. Just minutes from Gore Mountain, Chestertown, hiking, boating, and fishing—ideal as a full-time home, vacation getaway, or short-term rental investment. **MLS#202619985 \$429,000**

SCHROON LAKE

BRANT LAKE

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 \$379,500**



NEW
Classic Adirondack Camp on Brant Lake! Charming 1958 three-season cottage with 2 bedrooms, 1 newly renovated bath, original oak floors, hickory cabinets & a fabulous 21' x 10' screened porch. Thoughtfully updated with new plumbing/electrical, appliances, windows, exterior paint, hot water heater, and beautiful pine shiplap walls. Turnkey—furnishings included! Deeded Brant Lake access just a 1-minute walk to the sandy shared beach, roped swimming area & community docking. Community water/sewer. Lower-level storage/workshop and outdoor gathering space. Perfect lake retreat or rental opportunity! **MLS#202626389 \$395,000**



COMPLETELY REMODELED CABIN ON 2+ ACRES. This 3 bedroom cabin in the town of Schroon has proximity to NY State Land, easy ride to Gore Mt. and only 15 minutes to Schroon Lake. Remodeling just completed with knotty pine interior & attractive laminate flooring. Open living room with stone fireplace, modern kitchen & dining area. 3rd bedroom includes small office area. Basement with bilco doors & interior access. New drilled well. 1 car garage, rustic outbuilding. **MLS#202622076 \$349,000**



(518) 494-4600
WWW.GALLOREALTY.COM
6129 STATE RTE 8
CHESTERTOWN, NY 12817

Gallo
REALTY ADK

OWN A PIECE OF THE PARK

WHERE THE ♥ IS



(518) 532-7400
1087 US ROUTE 9
SCHROON LAKE, NY 12870

TICONDEROGA



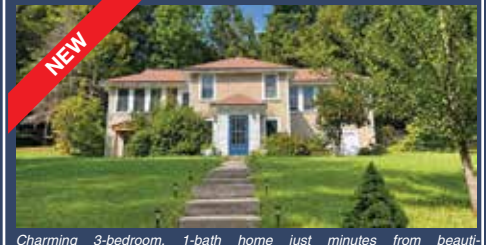
Step back in time in this well-kept 1920s Craftsman-style home in a desirable in-town location. Spacious rooms include an open living area with electric fireplace, dining room, kitchen with island, oversized entryway and laundry room. Upstairs features original wood floors, three bedrooms, including a primary suite, and full bath. Finished basement space offers added flexibility. Outside enjoy a detached 2-car garage, covered porch, rear deck and 12'x20' in-ground pool. Walk to restaurants, shops and Bicentennial Park, with Lake George amenities nearby. **MLS#202625105 \$349,000**

CHESTERTOWN



NEW PRICE
Spacious 5BR home on a quiet village lot featuring a gas fireplace, heated garage, generous bedrooms, and level yard. Convenient to schools, shopping, I-87, and area lakes. **MLS#202622090 \$320,000**

SCHROON LAKE



NEW
Charming 3-bedroom, 1-bath home just minutes from beautiful downtown Schroon Lake! This inviting property features a spacious living room, modern kitchen with dining space, and impressive 10-foot ceilings throughout. A detached 1-car garage provides additional storage, while the spacious yard offers plenty of room to relax, entertain, or enjoy the outdoors. Conveniently located near Schroon Lake, local shops, dining, and year-round recreation. Come enjoy everything the Adirondacks have to offer! **MLS#202626640 \$280,000**

BRANT LAKE



NEW
Vintage 4-bedroom, 1-bath ranch on over 4 acres along charming Mill Pond in the heart of Brant Lake. Full of character and opportunity, this solid home features a wood-burning fireplace, hardwood floors beneath much of the carpeting, four bedrooms, and a spacious three-season porch overlooking the backyard. The unfinished basement offers storage and workspace. Major improvements include a brand-new septic system and newer roof. Bring your renovation ideas and create your ideal year-round home, Adirondack getaway, or investment property. **MLS#202626405 \$245,000**

CHESTERTOWN



Charming year-round 3-bedroom, 1-bath Adirondack cottage between Chestertown and Warrensburg. This 1940s home features hardwood floors, natural light, efficient Jotul woodstove, oil-fired heat, appliances, spacious deck, wooded setting, horseshoe driveway, and two parcels. Great for a primary residence, getaway, or investment, with easy access to lakes, hiking, skiing, and Southern Adirondack recreation. Sold as-is. **MLS# 202623740 \$259,000**

NORTH HUDSON



Off-grid 3BR cabin on .4 acres surrounded by State Land. Solar power, generator, wood stove, gas fireplace, furnished, and ready for Adirondack adventures. **MLS#202622859 \$230,000**

CHESTERTOWN



NEW
Turnkey Commercial Opportunity in the Heart of Chestertown! Beautifully renovated and currently operating as a thriving hair salon. Features 6 workstations, 2 wash stations, reception area, private suite, ADA-compliant restroom, laundry, and employee break room with kitchenette. Attractive finishes, built-in storage, efficient propane Rinnai heaters, town water, commercial septic, and ample off-street parking. Unfinished second level offers excellent potential for expansion, apartment, or storage. Ideal for a salon, spa, wellness center, professional offices, retail, or other service business. Updated, versatile, and ready for your vision! **MLS#202625469 \$225,000**

FARMHOUSE ON 46 ACRES



NEW PRICE
Fixer-upper farmhouse on 48 acres just minutes from Brant Lake. Existing utilities in place with subdivision potential and possible lake views from the upper acreage. **MLS#202518548 \$224,000**

SCHROON LAKE



NEW
Renovated in 2023, this charming 2-bedroom year-round home blends rustic Adirondack character with modern updates. Featuring over 1,300 sq. ft. plus a loft, the home showcases timber-frame elements, exposed beams, wide-plank wood floors, and an open-concept living space. A soapstone woodstove and LP heating provide year-round comfort. The updated kitchen, dining and living areas offer a functional layout. Outside, enjoy a large deck, two storage sheds, and peaceful wooded setting. Walk to Schroon Lake for swimming at Hayes Road. **MLS#202626541 \$199,000**

DUPLEX IN CHESTERTOWN



NEW PRICE
Village duplex with commercial storefront, upstairs apartment, new metal roof, rear parking, and excellent investment potential. Walking distance to shops and restaurants. **MLS#202614579 \$185,000**

SCHROON LAKE



Year-round home on 1.7 acres on a quiet country road, only minutes to State Land, Gore Mountain, and Schroon Lake. 2 bedrooms, 2 baths, dining room, kitchen, living room and attached screened porch. Deck. Full basement. 16' x 24' garage & storage. **MLS#202520156 \$148,500**

MINERVA



NEW
Adirondack Getaway with Endless Possibilities! 1-acre parcel featuring a 200 sq. ft. insulated cabin built in 2018, multiple storage sheds, outhouse with Swedish composite burning toilet, decks, outdoor fireplace, and possible pond site. Cabin includes plank flooring, electric wall heater, mini-fridge, sofa bed, water storage, and generator—all items conveyed! Perfect for a camp, recreational retreat, or future plans. Conveniently located near Gore Mountain, Schroon Lake, Minerva Beach, hiking trails, I-87 & Lake George. A great opportunity to own your own piece of the Adirondacks! **MLS#202618443 \$85,000**

NAJER REALTY

ADIRONDACK PROPERTIES

Chester Municipal Center

6307 State Route 9

Chestertown, NY 12817



Member MLS

Carol A. Monroe
Licensed Real Estate Broker

(518) 494-2012

**Serving the Adirondacks
for 50+ Years**

www.najer-realty.com



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. **\$740,000**



CHESTERTOWN LOG HOME
Charming "neat-as-a-pin" 4 BR, 2 BA home in private setting on 2.5+ acres. Large living room/great room, laundry area, all-season porch with electric heat. Propane kitchen stove and full-house generator. Wood stove inserted fireplace. New 5-zone oil hot water heating system. 2-car garage with storage and separate carport,

full basement with workshop, drilled well, septic, landscaped yard with additional car port. Lawn tractor with snow plow. Some furnishings negotiable. Conveniently located to town amenities, lakes, rivers & hiking/snowmobile trails. **\$585,000**



WEVERTOWN HOME - 4 BR & 2 BA two-family home with separate entrance to upstairs living quarters. 1860's built-home is newly-painted & re-modeled with updated electric/plumbing/heat-

ing, generator hookup, well/septic upgrades, metal roof. Handicap accessible, bright sunny kitchen, stand-up attic space for another possible room or extra storage room, full basement, perennial garden. Close to North Creek, Gore Ski Area, hiking trails, area lakes & Hudson River. Bordering on two NYS roads allows for easy access in all directions. Structurally sound, neat, clean & well kept. Possible income rental property. Some furnishings negotiable. **\$245,000**



FISH HOLLOW HOME, BARN & ACREAGE - Beautiful home with 64+ acres of pasture land & a huge barn. 60x75' garage with 4 bays, 4-pole barns (one used for boat storage rental income). 1950's farm-style 3-4 BR, 3 BA home completely remodeled & up-to-date with "top-notch" construction. Spacious primary BR suite & BA with jacuzzi & walk-in closet. High ceilings, stone fireplace, radiant-heated floors, on-demand heat & water, drilled well, 1,000 gallon septic, generator & central air upper level. Full of possibilities Within 12 miles to Gore Ski Area, 6 miles to village of Chestertown & close proximity to surrounding lakes, hiking trails & rivers. **\$749,000**



BRANT LAKE HOME ON 4+ ACRES - Meticulously-maintained home in a beautiful location just 3/4 miles from Brant Lake. 3 BR, 1 BA (with space to add another). Very warm and comfortable. Wait until you see

the 3-season porch! Craft/sewing room & large laundry room. Propane heat & central A/C. Garage. This tree-lined property is located on 4.6 acres with beautiful landscaping. If you're looking to live in and enjoy the Adirondacks, this is the place. Surrounded by lakes and rivers, this property is in close vicinity to I-87 North and South and 25 minutes to Gore Mountain Ski Area. Must be seen to be appreciated! **\$405,000**



CRYSTAL LAKE HOME - Relax in this charming Adirondack home with 3 bedrooms & 2 full baths. Located on one acre in the Crystal Lake area. Beautiful kitchen,

dining room, large living room with stone fireplace, solid wood floors. Full basement and garage. Plenty of storage space. Beautiful outdoor decking. Annual association dues for plowing and rights to non-motorboat Crystal Lake for swimming, beaching, canoeing and kayaking. Within short driving distance to Brant Lake and Schroon Lake for access to larger motorboat lakes, hiking trails and outdoor recreation. All-year-round rental history upon request. **\$609,000**



HAYESBURG ROAD HOME, BARN & ACREAGE - A "must see" for homesteading enthusiasts. Amazing 70+ acre property offers an area for farming, livestock & logging along with cultivated cherry & apple trees. Flat, fenced-in

grazing & pasture land previously used for owner's horses & alpacas. 1/2 acre private pond. Property includes a 2 BR, 1 BA home with full basement, generator, 2-car garage, pole barn w/attached work shed & horse barn with 3 stalls & tack room. Located 6 miles from Northway. Close proximity to hiking/snowmobile trails, lakes, rivers & Gore Ski Area (20 minutes away). Tractor & many other farming tools included. Some home furnishings included. Wonderful opportunity at a great new price of **\$599,999!**



MOUNTAIN PATH BUILDING LOT AT THE PRESERVE - Beautiful approved 1 acre private building lot with road frontage sloping up to a serene level area to build your new home. Only a few miles to the entrance of Gore Mountain Ski Area. This property includes the bonus of living within "The Preserve." Amenities included in the HOA are tennis/pickleball court, workout center with wet bar & kitchen, family room, outdoor swimming pool, underground utility hookup & community water hookup. Hiking & walking trails on the community acres, walking path to Oven Mountain Pond (pictured) where one can enjoy kayaking & non-motorboat access. **\$60,000**

PERSONALIZED GUIDANCE IN YOUR SEARCH FOR THE ADIRONDACK DREAM



Allen Van Hoff RSPS

Licensed Real Estate Salesperson

518-441-2640

allenvanhoff@HowardHanna.com

www.allenvanhoff.com



63 Quaker Road
Queensbury, NY 12801



HOWARD
HANNA

REAL ESTATE SERVICES



DEEDED LAKE ACCESS



5328 NY 30 ~ Indian Lake \$649,999

Welcome to 5328 NYS Route 30 in the heart of the Central Adirondacks! Located just south of the Town of Indian Lake in the hamlet of Sabael, this beautiful log-style chalet offers deeded access to Indian Lake and year-round recreational opportunities. Step inside through the spacious foyer/mudroom and into an inviting open-concept living, dining, and kitchen area. The well-appointed kitchen features a center island, granite counters, stainless appliances, while the living space boasts vaulted ceilings, a propane stove, and attractive slate stone flooring throughout. The main level includes two bedrooms and a full bath. Upstairs, you'll find a large loft overlooking the living area, along with a spacious primary suite featuring its own private bath with a walk-in closet. Outdoor living is a highlight of this property, with a wraparound covered porch and a large open deck offering filtered views of Indian Lake. The walkout basement features 9-foot ceilings and is ready to be finished for additional living space, recreation, or storage. Just steps down the road, enjoy deeded lakefront access for swimming, kayaking, and canoeing. The Indian Lake Marina is only a short drive away, providing convenient boat launching, docking, and storage options. Outdoor enthusiasts will appreciate the property's proximity to hiking trails, snowmobile trails, and winter recreation, including skiing at Oak Mountain and Gore Mountain, both within approximately 30 minutes. A partially completed two-car garage, complete with a full set of plans, offers an excellent opportunity to create additional storage space for vehicles, equipment, and recreational toys. Whether you're seeking a full-time residence, seasonal getaway, or Adirondack retreat, this wonderful home is ready for your enjoyment. Schedule your showing today and experience all that this special property has to offer.



UNDER CONTRACT

6592 NY 30 ~ Indian Lake \$275,000

Welcome to 6592 NY-30, ideally located along the Adirondack Trail between the hamlets of Indian Lake and Blue Mountain Lake. This meticulously maintained Ranch offers comfortable year-round living with classic Adirondack charm and plenty of space to relax, entertain, and enjoy the outdoors. A welcoming front sun porch opens to a spacious living and dining area featuring custom built-ins and a propane woodstove. The large eat-in kitchen offers abundant cabinetry and counter space—perfect for gathering, sharing meals, or enjoying a friendly card game. From the kitchen, a spacious three-season room leads to the outdoor patio, creating an easy flow for summer grilling and entertaining. The main level includes two generously sized bedrooms, two full bathrooms, and laundry. The finished lower level provides even more living space with a large family room, flex room, additional full bathroom, storage, and a workshop, with both interior and exterior access. An oversized, heated and insulated two-car garage with attic storage provides plenty of room for vehicles, equipment, and all your Adirondack toys. Outdoor enthusiasts will love the convenient access to nearby lakes, hiking and snowmobile trails, and year-round recreation. Oak Mountain, Gore Mountain, and Garnet Hill are all within approximately 30 minutes. Whether you're looking for a full-time residence, seasonal getaway, investment opportunity, or Adirondack retreat, this wonderful property—being sold mostly furnished—is move-in ready and waiting for you to enjoy. Come experience all that this special Adirondack home has to offer!



DEEDED LAKE ACCESS



202 Lake Shore Dr ~ Indian Lake \$385,000

Escape to the heart of the central Adirondacks at 202 Lake Shore Drive, just minutes from the charming town of Indian Lake and only steps from the shoreline of Indian Lake itself. This partially completed Adirondack chalet offers a rare opportunity to finish your dream getaway exactly to your style and specifications. Designed with comfort and mountain living in mind, the planned layout features a dramatic vaulted-ceiling great room, a main-level bedroom and bath, and an upper loft ideal for additional sleeping space or a cozy retreat. French doors open onto a spacious deck with beautiful lake and mountain views, while the covered front porch provides the perfect place to relax and enjoy the peaceful surroundings. The walk-out lower level offers endless possibilities for additional living space, recreation, or storage. Deeded lake access is just steps away, and a full-service marina next door makes boat docking convenient and easy. Major infrastructure and exterior construction are already complete, including: Foundation and framing. Roofing, windows, and doors. 500+ foot drilled well. 1,000-gallon septic system. Electric and fiber optic service available at the road. With the essentials in place, the home is ready for interior finishing, including hvac, electrical, plumbing, drywall, kitchen, and baths—allowing you to customize every detail to fit your vision. Whether you're seeking a year-round residence, vacation retreat, or investment opportunity, this Adirondack property is ready to become something truly special. Come experience the potential and make your mountain lake escape a reality.



NEW PRICE



387 Chamberlain Road ~ Indian Lake \$278,000

Welcome to 387 Chamberlain Road where the breathtaking views are what it's all about! Walk into this year-round central Adirondack getaway, and you are greeted with a large picture window that invites you to immediately look out at the view overlooking the large neighboring open meadow, where you will see wildlife throughout the day. The backdrop of mountains show off beautiful sunset skies everyday! Enough about the views, the house features a beautiful brick wood burning fireplace in the main living area, a dining area with built-ins, a large galley kitchen with modern stainless appliances including 2 gas ranges for the active chef in you. Wait, don't forget to check out the stunning views from the kitchen and also the adjoining sitting area! There are 2 large bedrooms and a full bath with a jetted tub shower. Outside a large expansive deck and a blue stone patio await for relaxing and entertaining with the view to enjoy. Additional features include central heat and air conditioning, an attached 2 car garage, full walkout basement for storage and a low maintenance yard. You are located just minutes to nearby area lakes, hiking trails, Indian Lake town center, Gore Mountain and Garnet Lake Lodge for winter skiing. A great place to enjoy year round. Schedule your showing today! You'll be glad you did!



LAKE ACCESS

L23 Lake Snow Road ~ Indian Lake \$89,000

Build your dream Adirondack Getaway on this 1.17 acre wooded building lot in the private Lake Snow Community with deeded beach access to the private non motorized lake, perfect for kayaking, canoeing, paddle boarding, fishing and swimming. You're just minutes to the Town of Indian Lake, with other area lakes, hiking and snow mobile trails, also North Creek with the Gore Mountain & Garnet Hill for winter skiing. Driveway is in and lot has been partially cleared. Survey and Engineered Septic Plan is available. Electric, Community Water, and Fiber Optic Internet available at the road. Schedule your showing today!



Go to AllenVanHoff.com for more pictures and videos

EXCLUSIVE PARTNER Zillow Showcase

It's no longer being on Zillow. It's HOW your on Zillow.

81% More Page Views • 80% More Saves • 90% More Shares

Than similar nearby non - Showcase listings on Zillow.



HANNA LUXURY

LUXURY
PORTFOLIO
INTERNATIONAL



Check out

www.AdirondackHomeValue.com

and get your home value!



SCAN ME

VIBRANT ADIRONDACK MOUNTAIN COTTAGE



Escape to the peace and beauty of the Adirondacks with this delightful 1.3-acre wooded lot. This inviting cottage home blends original character with tasteful updates, featuring hardwood flooring, vaulted ceilings, stunning pine walls, and a cozy wood stove. Enjoy your mornings on the large covered deck, unwind in the screened-in porch, or relax on the charming wooden garden patio complete with built-in planter boxes for your favorite flowers, herbs, or vegetables.

Jay Price: \$389,900 MLS #208048



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: \$375,000 MLS# 205979



HOSPITALITY BY THE RIVERSIDE

2 Bed, 2.5 Bath ~ 2,161 Sq. Ft. ~ 0.088 Acres
Formerly a Charming Café ~ Located Along
Well-traveled Gateway to the Adirondacks ~
Exceptional Visibility and Easy Access ~ Scenic
Outdoor Dining Area on the Au Sable Riverbank
Au Sable Forks Price: \$349,000 MLS# 207959



IMMACULATE RANCH HOME

3 Bed, 1 Bath ~ 2,684 Sq. Ft. ~ 1.41 Acres
Wood-burning Fireplace ~ Original Hardwood
Flooring ~ Sunporch and Large Back Deck
Perfect for Nature Enthusiasts ~ Spacious Yard
with Fresh Fruit Producing Apple Trees
Jay Price: \$275,000 MLS# 208126



PEACEFUL COUNTRY OASIS

3 Bed, 1 Bath ~ 1,695 Sq. Ft. ~ 1.6 Acres
Newly Renovated Windows, Doors, and
Asphalt/Metal Roofing ~ Bathroom
Renovations Initiated, New Shower and
Subfloor ~ Beautifully Maintained Landscape
Schuyler Falls Price: \$220,000 MLS# 207921



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: \$185,000 MLS# 205618



DESIGN YOUR DREAM HOME

1.2 Acres ~ Build-Ready Lot
Underground Electric Service & Internet ~
Public Water Accessible ~ Amish-Built
Garage ~ Insulated Storage Room ~ Design or
Build your Dream Home or Vacation Rental!
Jay Price: \$105,000 MLS# 206640

6567 NYS Rt. 86
JAY N.Y. 12941

B.A. STRAIGHT



REAL ESTATE LLC

Phone: 518-946-2600
Fax: 518-946-2419



BASTRAIGHTREALESTATE.COM





Jen Ball
 Licensed
 Associate Real Estate Broker
 518.361.2923
 jenball.com




Cayden Johnston
 Licensed
 Real Estate Salesperson
 518.307.3164
 cayden.johnston
 shuntrealstate.com



HUNT
 Since 1911
 Always There For You



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



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

Lake George With a View! Price improved \$999,900!



Experience refined Lake George living in this beautifully renovated custom home with breathtaking lake views and access to a private residents-only beach. Just minutes from Lake George Village and Bolton Landing, this exceptional retreat showcases herringbone white oak floors, a gourmet kitchen, luxurious primary suite, designer finishes throughout, screened porch, and stunning outdoor living spaces. A rare opportunity to enjoy luxury, comfort, and the ultimate Adirondack lifestyle.



Glens Falls \$549,900- Beautifully remodeled 3BR, 2.5BA Colonial in a desirable Glens Falls neighborhood! Gorgeous kitchen with island & bar area, spacious dining room, living room with fireplace & built-ins, office, mudroom & half bath. Stunning primary ensuite, 2nd-floor laundry, new 1-car garage, Trex deck, patio, fenced landscaped yard & sprinkler system. Turnkey & a must-see!



Queensbury \$699,900 - Beautiful 4BR, 2.5BA Colonial in the desirable Hiland Park area! Fantastic layout designed for easy living & entertaining, featuring a spacious 1st-floor primary suite. Upstairs offers 3 additional bedrooms & full bath. Step outside to relax or entertain on the paver patio with hot tub overlooking the backyard. A wonderful home in a sought-after location—don't miss out!



Queensbury \$549,900 - Spacious 3/4BR, 2.5BA home on a beautiful half-acre lot in the desirable Farr Lane neighborhood! Plenty of room to spread out with a living room w/ fireplace, large kitchen, dining room, den, 1st-floor office or 4th bedroom & awesome sunroom! Upstairs features 3 spacious bedrooms, including a fantastic primary ensuite. Great space, great location—don't miss out!



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 \$299,900 - Classic charm meets modern convenience in this beautifully updated 4-bedroom Glens Falls home, just steps from the bike path and a half-mile to downtown! Features include a first-floor bedroom/office, private primary ensuite, hidden bonus room, hardwood floors, updated kitchen with island and wet bar, formal dining room, oversized 2-car garage, corner lot, updated electrical, and newer mechanicals. Move-in ready and full of character!



Queensbury \$377,900 -Enjoy one-level living at its finest in this beautifully updated 3-bedroom, 2-bath ranch in a convenient Queensbury location! Featuring a comfortable, functional layout with numerous updates throughout, a spacious 2-car garage, and a great yard perfect for relaxing or entertaining. Close to shopping, dining, schools, and all the area has to offer!



QUEENSBURY/ LAKE GEORGE SCHOOLS \$399,900 Rare opportunity in North Queensbury! Three town-approved building lots totaling 17+ acres in the Lake George School District. Ideal for builders, developers, or a private family compound. Minutes to marinas, beaches, shopping, and schools, with state land across the road offering privacy, wildlife, and endless outdoor recreation.

BUYERS....

Looking for new construction in
 Lake George School district?
 Connect today for info!!





Always There For You[®]
ERA
REAL ESTATE

#WeLiveHere

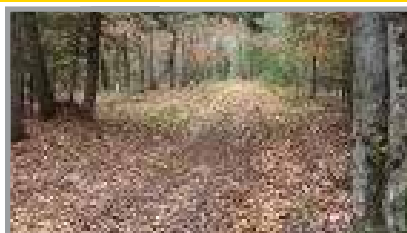
Instant Info 24/7, call or text property address to **518-580-4000**

HUNT Real Estate ERA
333 Glen Street, Ste 103
Glens Falls, NY 12801

HUNTrealestate.com



\$850,000 Glens Falls
499 Glen Street
Commercial
MLS#202615230
Tressa Corlew
518-307-6927



\$169,800 Lake Luzerne
15.114 Scofield Road
LAND
MLS#202618014
Denise Mosono Allen
518-337-7812



\$599,900 Kingsbury
479 Geer Road
3BR/2BA
MLS# 202623868
Tammy Sutphin
518-796-2211



\$235,000 Warrensburg
14 Library Ave
3BR/1.1BA
MLS#202621721
Cindy Anthis
518-470-6341



\$274,999 Queensbury
20 Tiffany Drive
2BR/1.1BA
MLS#202620361
Tracy Bauer
518-232-5400



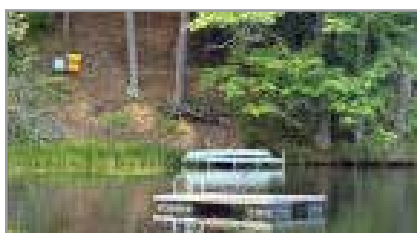
\$379,000 Argyle
3144 Coach Road
3BR/1.1BA
MLS# 202616536
Tammy Sutphin
518-796-2211



\$249,900 South Glens Falls
10 E Notre Dame Street
6BR/2BA
MLS# 202616770
Stephen Satterfield
518-321-2071



\$279,900 Fort Edward
22 Putnam Ave
4BR/2BA
MLS#202627266
Matthew Abrams
518-796-4227
Lisa Grassi Bender
518-744-7795



\$289,000 Lake Luzerne
12 North Ave
LAND
MLS#202616842
Denise Mosono Allen
518-337-7812



\$534,000 Lake George
11 Sullivan Road
3BR/2BA
MLS#202626032
Terry DeAngelo
518-796-8284



\$479,000 Ballston Spa
158 McLean Street
3BR/2.1BA
MLS#202625964
Tressa Corlew
518-307-6927



\$410,000 Hampton
83 Stoddard Road
3BR/2.1BA
MLS#202625912
Fred Bartlett
518-307-7903
Lisa Grassi Bender
518-744-7795



\$299,000 South Glens Falls
183 Main Street
5BR/3BA
MLS# 202623791
Lisa Grassi Bender
518-744-7795



\$1,100,000 Lake Luzerne
93 Sagamore Drive
3BR/4BA
MLS#202625057
Christine McKee
518-338-5157

Adirondack Real Estate LLC

3912 Main Street, Warrensburg, NY 12885
(518) 623-5030

*It's **EXPERIENCE** that matters!*

Visit us at www.adirondackrealestate.biz



Cheryl Hayes
Licensed Real Estate Salesperson
(518) 335-1399



Christopher Paricio
Associate Broker
(973) 943-1557



Linda Marcella
Licensed Real Estate Broker
(518) 260-0212



Corey Ouelette
Licensed Sales Associate
(518) 744-9997

Motivated Seller



Thurman ~ Adk Mtn retreat just minutes from Lake George for a STR opportunity, or private getaway. This unique 4 BR/2.5 bath contemporary home sits in quiet seclusion atop a beautifully landscaped hill, surrounded by perennial gardens and young fruit trees, with sweeping mountain views from a massive wraparound deck, recently built to last for years. Inside, a wood-burning FP adds warmth on cool nights, and a large custom kitchen with FF laundry opens onto a large common room area. High-speed fiber optic makes this property equally suited for remote work or hosting. Available furnished for a true turn-key opportunity. The location can't be beat: swim, fish, and hike across 4,000 acres of state land surrounding adorable Garnet Lake just 5 miles away, or ski and snowboard at state-owned Gore Mtn. Easily accessible by car, with bus service from NYC to Warrensburg and Amtrak service to Ft. Edward. **\$445,000**

New on the Market



Horicon ~Waterfront living and endless potential on 2.68 Acres! The lot is bordered by a trout brook connecting Brant Lake to the Schroon River. This level parcel is a peaceful haven for paddleboarding, canoeing, fishing and spotting local wildlife. Enjoy sunset drinks at the water's edge by the open fire pit! The existing 2-story fixer-upper is a blank canvas ready to become your modern farmhouse. Restore the open floorplan with a large eat-in kitchen, dining area, home office, family room and 3 upstairs bedrooms. Make it your dream homestead or a lucrative short-term rental. **\$295,000**



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

SOLD!



Schroon Lake Area ~ Super opportunity to enjoy almost 10 acres of wooded land with over 1000' on beautiful Trout Brook, located just 1 mile from the Schroon Lake Boat Launch. Make use of a 24' x 20' 2-story barn. It's been partially finished with a concrete floor and woodstove, with the second floor used for sleeping and play space for the kids. Use it for your camping getaway, as the current owners have for over 20 years, or while you build your Adk getaway! Trout Brook is a tributary of the Schroon River and is stocked annually by the state. Grab your pole and go get dinner or enjoy the wonderful food at the Adirondack Cafe, just a short distance away in Pottersville. **\$145,000**

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 George investment opportunity!

Set on 2.34 acres, this income-producing property includes a main residence plus three apartments. Public water/sewer and desirable RCH zoning offer exceptional redevelopment potential. Walk to the lake, beaches, marinas, dining, and shopping in the heart of Lake George. \$1,200,000 mls#202620960



HIGH TRAFFIC RESTAURANT

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 3,300sf building w/2,200sf deck for outdoor dining, ample parking & well-established customer base. \$1,199,000 mls#202521825



BOLTON LANDING PRIVACY

On 3.56 acres! Adirondack-style 3BR, 2.5BA home with stone fireplace, skylit kitchen, screened porch, private primary suite, pond, and expansive grounds. Includes a 24x36 barn/garage with workshop and storage. Just 2 miles from town, dining, shops, and Lake George. \$674,900 mls#202625906



71' of Loon Lake waterfront with sandy beach, dock & rare lakeside cabana! Charming seasonal cottage offers 2 bedrooms, loft, open living area, and screened porch overlooking the water. A cherished lakeside retreat on Memory Lane, ready for new memories and generations of family fun. \$599,000 mls#202625426



BOLTON MOVE-IN READY!

Beautifully updated retreat sits on nearly 3 private acres above town. Featuring a new kitchen, baths, heating system, decks, and more, plus a 2-car garage and room to expand. Enjoy Lake George, Gore Mountain, dining, and outdoor adventures nearby. \$499,900 mls#202626198



LAKE GEORGE LAKE ACCESS!

Spacious 4BR, 2.5BA home with Lake George access, sandy swimming, and member docks. Features include a screened porch, family room with wood stove, full basement, and attached 2-car garage. Lake George Schools. Enjoy peaceful living with lake amenities just moments away. \$459,000 mls#202626051



PRIVATE ADIRONDACK RETREAT!

On 8.1 acres! This spacious 4-bedroom home offers over 2,500 sq. ft., a finished walkout lower level, hot tub, outdoor kitchen, heated garage/workshop, and walking trails. Minutes from hiking, boating, skiing, fishing, and year-round recreation. \$475,000 mls#202624964



Live, Work & Invest!

Zoned residential & commercial, this versatile property is ideal for investors, entrepreneurs, or homeowners. Run a business, collect rental income, or create a stunning 3,000+ sqft residence. Updated interiors, professional office space & large detached garage with workshop. \$372,500 mls#202620991





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 entertaining area to an outdoor kitchen w/landscaping & a sundeck covered double boat dock. \$6,399,000 mls#202620985



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. \$5,995,000 mls#202613012



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. \$3,950,000 mls#202525675



INVESTMENT OPPORTUNITY 3 Parcels totaling 6.37 Acres: Well-Established Marina on Lake George w/boat launch ramp, multiple dock slips, 3BR Apartment, plus a 3BR/1.5BA lakefront home with private deck. Also 1.05A & 4.9A lots, both w/buildings for boat storage. \$3,499,000 mls#202612250



NEW CONSTRUCTION with spectacular Lake George views to the Narrows and Northwest Bay. Situated on a private 4.8-acre homesite in Diamond Lookout's final road-front lot. Features 3 finished levels, walls of glass, luxury finishes, deeded beach access, heated tile baths, primary suite, loft, and attached garage. \$2,599,000 mls#202625196



HISTORIC LAKE GEORGE ESTATE offered for only the third time in nearly 140 years. This meticulously preserved 1884 residence features spectacular lake and mountain views, 117 feet of private waterfront with dock, and timeless Adirondack character on 1.3 secluded acres. \$1,875,000 mls#202624963



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

DAVIES~DAVIES & ASSOCIATES REAL ESTATE LLC

518-656-9068

518-644-2015

www.davies-davies.com

Complete Professional Services:

Sales~Lakefront~Residential~Land
Commercial~Rentals

NYS REAL ESTATE BROKER:

DAN DAVIES GRI, ABR, RSPS, SRS, C2EX

518 796 9068

NYS REAL ESTATE ASSOCIATE BROKERS:

Pam Hawley Dean ABR, RSPS 518 260 5069

Gloria Ford ABR, RSPS 518 796 8336

Karen O'Carroll 518 321 5051

Holly Dansbury ABR, RSPS 518 321 1870

Kevin Truax RSPS, SRS 518 369 9120

Richard Waller 518 796 4241

Heather Gibbs 518 796 9609

Richard Blake 518 361 3793

NYS REAL ESTATE SALES PERSONS:

Jane Callahan 518 656 9758

Tim Collins 518 656 9068

Nabil ElDib 847 337 7800

Tony Erceg 518 339 1911

Meghan O'Carroll 518 683 0617

Mike Vogel 518 656 9068

John LaRocca 518 223 5206

Valerie Erceg 518 361 2785

Kate Van Dyck 518 796 9936

Ashley Nagy 518 698 6012

FOR SALE

BUILD YOUR DREAM ESCAPE IN BOLTON LANDING! 1.31 acre parcel on a peaceful street w/no HOA restrictions, freedom to create your ideal retreat just minutes from the shores of Trout Lake & Lake George. Privacy & convenience. \$99,900 mls#202528854

COMMERCIAL ACERAGE in Queensbury. 2 Lots totaling 14 Acres. Off of busy Bay Rd. Close to shopping. Convenient location. The southerly lot is in the Glens Falls School district & the North in Queensbury School District. \$249,000 mls#202029687

ONE - OF - A - KIND



Trout Lake waterfront: 2.71 acres, 173' pristine shoreline, eastern exposure, and ultimate privacy. An exceptional Adirondack setting near Bolton Landing and Lake George. \$550,000 mls#202621042