

North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

SEP 15 - OCT 15, 2025

"Celebrating 38 Years of Service"

Vol. 38, No. 6

FREE

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SCHROON LAKE



SCHROON LAKE



PARADOX LAKE



BRANT LAKE



QUEENSBURY RANCH



CHESTERTOWN LOG HOME



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SCHROON LAKE



NEW
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 antiques 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 \$949,000**

BRANT LAKE



Direct Lakefront home on Brant Lake! 4BD, 2.5 BA, year-round, single-level living with lake & mountain views, level lot, private 154' sandy beach, fireplace, updated kitchen, office overlooking the lake, and everything you could want for lake life in the Adirondacks! **MLS#202522093 \$1,300,000**

SCHROON LAKE



NEW
Charming Schroon Lakefront Chalet! Step back into Adirondack tradition with this cozy 4-bedroom, 1-bath, three-season lakefront cabin offering 100 feet of direct shoreline with a sandy beach and private dock on beautiful Schroon Lake. Owned and loved by the same family for the past 25 years, this retreat combines rustic character with privacy and no road to cross! The inviting great room features soaring knotty pine cathedral ceilings and a wood-burning fireplace-perfect for gathering after a day on the lake. A Rinnai LP heater, new roof, and high-speed internet provide convenience and peace of mind. Enjoy morning coffee on the private covered deck with stunning lake and mountain views, swim from your sandy beach, take in the sunset, enjoy some of the best boating and fishing in the Adirondacks **MLS#202524847 \$975,000**

SCHROON LAKE



NEW PRICE
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 \$684,900**

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**

PARADOX LAKE



NEW
Charming 3-Bedroom Cottage with Lake Access... Discover a rare opportunity to own a 3-bedroom, 2-bath cottage with access to Paradox Lake. Nestled on 11.77 acres of gently sloping land, this property offers private frontage along Paradox Creek—the scenic inlet to Paradox Lake—complete with two private docks. The cottage features a spacious screened front porch and a wrap-around deck, perfect for relaxing and taking in the tranquil setting. Tucked into the raised rock outcroppings sits an old log cabin (in disrepair), offering a pre-existing foundation for a future building in the same location. With New York State land bordering the eastern side of the property, you'll enjoy unmatched privacy and natural surroundings **MLS#202524806 \$514,000**

FRIENDS LAKE



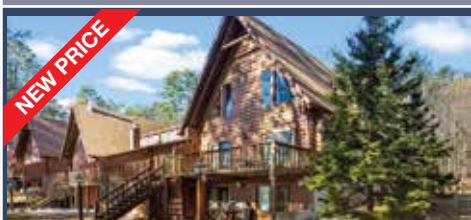
Charming Friends Lake Retreat with Lake Rights & Docking! Tucked away on a quiet street, this 3-bedroom, 1-bath home offers 1,152 sq ft of cozy living space on .57 acres with deeded lake rights and docking access to beautiful Friends Lake. Enjoy evenings by the fireplace or unwind on the screened-in 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 \$339,000**

PARADOX LAKE



NEW PRICE
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 \$509,000**

CRYSTAL LAKE



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**

KELM POND



Tucked away on over 40 acres of unspoiled wilderness, this 3-bedroom contemporary retreat is your private escape into the heart of nature. With 170+ feet of serene frontage on Kelm Pond, it's the perfect setting for kayaking at sunrise, quiet fishing afternoons, or stargazing by the water. Step inside & feel the warmth of the floor-to-ceiling custom stone fireplace, the ultimate gathering spot after a day of hiking, snowshoeing, or just exploring your own property. The main level features hardwood floors, while the upstairs bedrooms offer cozy comfort with plush carpeting, ideal for curling up after a day of adventure. The primary suite offers a private deck to sip coffee while soaking in filtered views of the pond. With on-demand hot water, a Generac generator, offered furnished. **MLS#202518131 \$559,000**

CRYSTAL LAKE



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**



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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**

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**

SCHROON RIVER



Classic 3 season camp on the scenic Schroon River. This camp has been the seasonal get-away from the same family since 1976. The camp lies within minutes to several lakes in the area. It's a mobile home w/ a full length addition, full foundation & attic. The camp offers a generous amount of space w/ a family room & a nice sized screened in porch, 3bd/1bath, eat-in kitchen & front room. It also offers a 20'x30' attached carport & a 10'x12' open front deck facing the waterfront. Sit back & relax to the peaceful sound of moving water from the Starbuckville Falls while enjoying a great view! Oh yeah, as a bonus it is voted one of NY's best fishing spots along the Schroon River **MLS#202426982 \$225,000**

SACANDAGA RIVER RETREAT



A Rare Gem on the Sacandaga River! Discover 27 acres of direct riverfront bliss along one of the deepest stretches of the Sacandaga River's Main Branch-perfect for swimming, trout, and bass fishing. Spend peaceful evenings at the waterside gazebo or explore the expansive grounds via established walking and UTV trails. Included on the property is a brand-new Adirondack cabin with matching shed-equipped with electric, water, and heat-ready for your personal finishing touches. Already APA-approved for two home sites, a wedding barn, an RV site, and three drive-up riverside campsites, this property offers endless potential. Whether you're looking to build your dream home or create a one-of-a-kind retreat, this slice of riverfront paradise is ready for you to enjoy **MLS#202520106 \$374,500**

PARADOX LAKE



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

HUDSON RIVER CABIN



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**

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**

TRIPLEX IN CHESTERTOWN



This is a Multi-family 3-unit rental in the heart of Chestertown! Walking distance to everything in town- shops, restaurants, etc. Main level is a commercial space (currently the Chiropractor office) 2nd level- 1 bed/1bath apartment. Basement level- studio apartment 1bed/1bath. New septic installed 5 years ago- building painted in 2021! All units currently rented- must have 24-48 hr notice for ALL showings! **List Price \$235,000**

TICONDEROGA



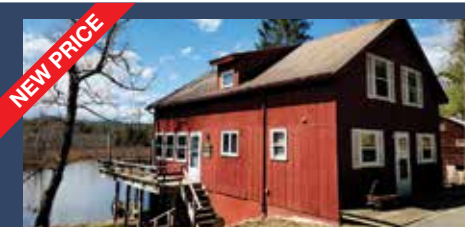
EXCELLENT short term rental history at this 4bd/2ba Mansard style home that's been completely renovated in Ticonderoga. A favorite place to gather for many wedding events at Lord Howe Valley Barn, Bass fishing tournaments on Lake George & Lake Champlain & Star Trek fans & events at Paper & Pencil. This turn key business can include the upcoming rentals - or not! LP Heat & Central AC, pellet stove, Navien on demand hot water & new SS appliances. Siding is 5 yr old, 250v electric in garage, paved parking area + parking for 4 trucks w/ trailers! When the sun goes down you'll never want to leave the outdoor patio area w/ seasonal 1/2 bath, hot tub (sold separately) and firepit! **MLS#202512936 \$219,000**

RESTAURANT IN NORTH CREEK



Wonderful opportunity to own a turn-key restaurant & bar in the hamlet of North Creek. 4,600+sf venue with cathedral ceilings, Adirondack finishes, and very well maintained. Additional deck and patio seating for the nicer months of the year. Separate bar and lounge area with stone fireplace façade and oversized gas woodstove for those chilly days. An amazing opportunity for someone looking to take advantage of this great location near the Gore Mountain Ski Resort, White water rafting, hiking, and so much more. Extremely high visibility on Route 28 as you enter North Creek. More details and information available upon request. **Proudly offered at \$1,195,000**

BOAT INTO SCHROON LAKE



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**

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 \$525,000**



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QUEENSBURY RANCH



Charming home in Queensbury! Welcome to this inviting 3 bedroom, 1.5 bath home tucked away on a quiet street in Queensbury. Perfectly situated with close proximity to town and convenient access to the Northway, this property combines comfort with everyday convenience. Inside, you'll find hardwood floors flowing throughout, a bright galley kitchen, and a spacious dining area ideal for gathering with family and friends. The living room offers a warm and welcoming space to relax and unwind. Finished basement area with bar- perfect for celebrating with friends/family. **MLS#202524896 \$324,500**

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 \$479,000**

CHESTERTOWN LOG HOME



Welcome to your Adirondack retreat! This charming 2-bedroom, 2-bath log home sits on 5 acres of privacy just minutes from Chestertown. Warm wood finishes, hardwood floors throughout, and a cozy wood stove create that true cabin feel! With central air to ensure year-round comfort. Finished basement w/ laundry room. Relax with friends and family on the wrap-around porch surrounded by nature. Shed for additional outdoor storage. Enjoy easy access to local lakes, restaurants, and Gore Mountain skiing. Whether you're searching for a full-time residence or a week-end getaway, this home offers the perfect balance of rustic charm and modern convenience in a peaceful setting. **MLS#202524845 \$362,500**

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 \$499,999**

FARMHOUSE IN CROWN POINT



Peaceful, fun, bright farmhouse. Two porches to follow the sun. Have your coffee and look out on the back lawn, or have some wine with neighbors on the front porch. Beautiful propane range in kitchen. 3 bright bedrooms. Only one bathroom, but lovely, large room with classic country window and tons of light. Perfect giant closet might be a lovely 2nd bath. (located just above other plumbing) Big dining room from another era to gather with your friends. Cozy living room with propane fireplace. Feel the peace. Shed on property for garden tools. Easy walk-out basement. Enjoy close-by hiking trails and little water falls. Also can walk to the Penfield Museum of Ironville. **MLS#202524305 \$235,000**

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 \$315,000**

BORDERS STATE LAND



Privacy galore at this Adirondack lodge-style home tucked away on 46 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 \$570,000**

N.CREEK LOG CABIN



Very private year-round "ADK Log Cabin" on 12+ acres. Multiple streams with wooden bridges spanning the streams in several locations. Wildlife in all directions as you walk the many trails that weave throughout the property. 2-bedrooms plus additional bonus sleeping area on the second floor. Partially fenced-in backyard. 2-car garage, storage shed, large cleared rear yard, fire-pit, jacuzzi tub, large gas range, tile floors and so much more. 3.1 miles to the Loon Lake beach and boat launch 11 +/- miles to Gore Mtn. **MLS#202520178 \$316,000**

INDIAN LAKE



Tucked into the woods, yet just minutes from Indian Lake, this property could be the perfect getaway, a profitable short-term rental, or a peaceful full-time residence for those seeking tranquility and natural beauty in the Adirondacks. Nestled on a private 1-acre lot surrounded by forest, minutes from Gore Mountain Ski Resort as well as ponds and trails too numerous to mention, this beautifully renovated home (completed in 2023) offers a rare blend of rustic charm and modern efficiency like dependable, high-speed wifi that enables remote working. Douglas fir beams support a stunning 34' long glass wall that faces south/southeast, flooding the home with natural light and offering passive solar benefits throughout the day, and indoor stargazing at night. **MLS#202521191 \$339,000**

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 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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BRANT LAKE



PENDING

Charming 2BD/1BA Lincoln Log Home with Brant Lake Dock Slip! Enjoy year-round living in this cozy Lincoln Log home with deeded lake rights and a guaranteed dock slip on beautiful Brant Lake. Set on 2 private acres in the small Brantwood Heights HOA (only 5 homes), this property features filtered lake views from the 20' x 6' screened porch and dining area. Warm up by the propane fireplace in the living room, with electric baseboard heat throughout. The home includes a full, unfinished 900 sq ft basement and a Guardian generator for peace of mind. Just under a mile to your dock, this is the perfect blend of lake access and woodland privacy. **MLS#202519555 \$449,900**

CUSTOM BRANT LAKE HOME



SOLD

Nestled on over 7 private acres at the end of a quiet dead-end road, this stunning cedar-sided custom home offers the perfect blend of rustic charm and modern comfort. Thoughtfully crafted with Adirondack-style finishes, including beautiful twig work railings, this home showcases true craftsmanship throughout. The spacious great room features soaring cathedral ceilings, gleaming hardwood floors, and a striking two-story stone fireplace. An open-concept layout flows seamlessly into the first fl primary, while a screened-in porch offers a peaceful space to relax and enjoy the natural surroundings. Designed for year-round comfort, the home features four-zone LP radiant floor heating, a full house generator, and high-speed internet. 3bd/2.5 baths and a detached 3C garage! Easy to show! **\$630,000**

BRANT LAKE



SOLD

Custom designed, architecturally unique lakefront Adirondack style home w/+250' of private waterfront on Brant Lake! Radiant heat, top of the line windows and Brazilian cherry & mahogany flooring. European and higher-end fixtures, appliances, & mechanical systems. Energy Star 2" rigid insulation envelope in all exterior walls. Glass block shower with custom door, solid surface countertops. Amazing lake views from all rooms & a huge screen porch for entertaining. 2Bd, 2Ba with easy conversion of garage to a 3rd bedroom. **List Price \$795,000**

RUSTIC CABIN IN SCHROON



PENDING

Large private rustic mountain home on 7+ acres. Mix of wood shakes, log siding and metal roof. Generator with auto-transfer switch and mini-splits for air-conditioning. Several new additions to the building including entry/mudroom area with gas stove, covered walkway, and large screen porch area. Drive-in heated garage below the main house as well as large exterior shed. Gas fireplace in the family room and gas stove in the entry-mudroom. Currently listed as 4-bedrooms with the town but more like 3-bedrooms with a sleeping loft. House is just down the road from the snow mobile main network of trails. **MLS#202517175 \$414,900**

SCHROON LAKE MODULAR



PENDING

Your ideal Adirondack home only 5 miles to Schroon Lake Village and an easy drive to the High Peaks. Very private mint modular home built in 2008 on 13.11 wooded acres with superb views to the west. Home features 3 bedrooms, 2 baths, modern kitchen, open dining room-living room, laundry, full basement ideal for game room and many other activities. Also 1 car garage and 10' x 10' shed. Portable generator **MLS#202517719 \$388,000**

INDIAN LAKE RANCH



SOLD

This charming 2-bedroom, 1-bath ranch is perfect for those seeking easy living. Located in the heart of Indian Lake, the home offers numerous recent upgrades, including a new roof, new decks, a mudroom addition, and an updated bathroom. Enjoy the convenience of nearby lakes, hiking trails, and outdoor recreation. Whether you're looking for a full-time residence or a weekend retreat, this move-in-ready home lets you unpack and relax. **MLS#202520347 \$155,200**

INDIAN LAKE



SOLD

Many possible uses for the previous lumber yard and hardware store. More than 36,000sf of covered storage space. Ideal for Boat/RV storage, Mechanic's shop, Builders' shop or retail space just to name a few. With just over 4 acres there is ample storage potential. Some work is needed but the potential is there! A one bedroom with loft Log cabin is also included in the sale. The residential parcel can be separated from the commercial space by going through the application process with the Town of Indian Lake. On-site cabin would make an ideal rental property. A great location to start an outdoor business. Seller financing is available. **MLS#202413033 \$339,000**

CLOSE TO BRANT LAKE



SOLD

Tucked away on a serene wooded acre just minutes from beautiful Brant Lake! This cozy 3-bed/1bath cabin is perfect for your four-season escape. With classic Adirondack charm throughout, this home features kitchen/dining space, warm and inviting living space with a wood stove, & enclosed porch of the front with a open deck to enjoy the outdoors. Plenty of yard & shed to store tools/outdoor toys. **MLS#202517381 \$299,000**

BRANT LAKE RANCH



SOLD

Welcome to your peaceful escape nestled on 1.3 private acres in Beautiful Brant Lake. This lovingly maintained 3-bedroom, 1-bath home offers prime single-level living with 1,500+ square feet of comfort and rustic charm. Step inside to find a warm and inviting interior, perfect for year-round living or a serene getaway with views of Gore Mt. One of the standout features is the expansive 12' x 40' screened-in porch—ideal for relaxing, entertaining, or simply enjoying the tranquil wooded surroundings. A brand-new roof adds peace of mind, and the home's setting offers just the right blend of privacy and convenience - just 5 miles to the Adirondack Northway. **MLS#2025121473 \$330,000**

BRANT LAKE



PENDING

Charming Cape on the outlet of Brant Lake with Docking! This spacious 5-bedroom, 2-bath home sits on nearly an acre and offers beautiful water views. Enjoy cooking in the updated kitchen featuring granite countertops, or relax by the wood-burning fireplace in the cozy living room. A formal dining room provides the perfect space for entertaining. With two garage spaces, there's plenty of room for all your vehicles and outdoor gear. Dock included. Priced to sell—don't miss this opportunity! **List Price \$399,000!**

CHESTERTOWN CRAFTSMAN



PENDING

Charming year-round family home in the hamlet of Chestertown. 2-bedrooms with 2-additional sleeping spaces. This bungalow boasts a large front porch with craftsman aesthetics. Main house has a newer exposed fastener metal roof and bay window has a copper roof. Rear screen porch, full-basement, oversized garage, and bonus shed behind garage. Many built-ins, formal hardwood staircase, and lots of older charm throughout **MLS#202520084 \$229,000**

PARADOX LAKE



PENDING

The ideal setup for extended family, entertaining, or rental income; all on one acre with 100 feet of private lakefront on the Upper Lake. The fully renovated, year-round main home features 3bds, 2 baths, a stylish new kitchen, modern baths, full basement, attached 2-car garage, & an open, comfortable layout. A charming attached mother-in-law apartment offers bonus guest or rental space. Two additional seasonal cottages ("Juniper" and "Tamarack") have been beautifully restored with timber-frame charm, each offering 2bd & inviting screened porches overlooking the lake and mountains. Many furnishings are included, making it move-in ready. A rare opportunity to own a classic Adirondack lake property with space, style & income potential. **MLS#202425425 \$969,000**

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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**



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**



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 **\$299,900**



NORTH CREEK GORE VIEWS - gorgeous Adirondack crafted home with unique rustic style. Many nice features including cathedral ceilings, S/S appliances, solid wood cabinets, full bath, living room with LP fireplace, 2 first floor bedrooms and a large sleeping loft bedroom. The home is offered with furnishings included! The woodwork throughout the house is exceptional with beautiful yellow southern pine wood floors, hemlock and cedar logs, and wainscoting. The full finished basement has a walk out with room for a game room, play room, home office, or even a home theater. The laundry facilities include a washing machine and new dryer, plus a newer LP furnace. Less than 5 minutes to the Schroon Lake Boat Launch! Peaceful setting, excellent condition! **\$229,900**



JOHNSBURG CAMP- Located just 12 miles from Gore Mountain Ski Center and 18 miles from Lake George, this well-maintained Adirondack getaway is situated on over 3 acres of private and beautiful evergreen forest. The home is offered fully furnished, ready for use, and features two bedrooms, a kitchen, living and dining room, a 3 bay storage shed, and an indoor sauna. This low maintenance property combines affordability and practicality with a quiet and serene location just minutes from all your favorite Adirondack activities. In the immediate area there are ample opportunities for skiing, hiking, paddling, white water rafting, biking, hunting, fishing, and more. **\$149,900**

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Welcome to The Preserve!
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Discover luxury living just minutes from Saratoga, Lake George, and a stone's throw from the scenic Moreau Lake State Park. The Preserve offers stunning 1+ acre homesites nestled in a serene, natural setting—perfect for your custom dream home.
★ 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.



SACANDAGA LAKE WATERFRONT \$849,900

Experience lakefront living at its finest w this beautifully designed 3/4 bedroom custom home, nestled on a low-maintenance lot w 140' of deeded frontage on Sacandaga Lake! 3 levels of spacious living w stunning lake views from nearly every room. The main level features a open-concept kitchen & dining area, a cozy living area w wood stove, a full bath, laundry room & a guest bedroom. Upstairs, the primary ensuite is complete w luxurious bath, WI closet & an adjoining room ideal for a nursery, office, or extra bedroom. The lower level offers a large family room, bedroom, an office & a half bath. Covered porch & a spacious front deck to enjoy the lake views. A 40' dock with a 12' x 12' platform perfect for summer gatherings! Don't miss this opportunity to make lifelong memories here!!



QUEENSBURY COMMERCIAL LOT \$599,900

Discover an incredible opportunity with this 9.63-acre lot zoned for moderate commercial use in the heart of Queensbury. Boasting prominent frontage on four major roads—Dix Avenue, Highland Avenue, Quaker Road (Rt 254), and Boulevard—this property ensures maximum visibility and access. With a high daily traffic count, the potential for diverse development is immense. Whether you're looking to establish a retail space, car dealership, office complex, or mixed-use development, this prime location offers endless possibilities. Don't miss out on this remarkable investment opportunity!



TICONDEROGA/ EAGLE LAKE WATERFRONT \$899,900

Welcome to Bluff Point, a serene 4-acre waterfront retreat nestled on the shores of Eagle Lake in the Adirondacks. This idyllic property features multiple rustic cabins surrounded by expansive state land, offering unparalleled privacy and tranquility. With nearly 1000 feet of shoreline, Bluff Point is a haven for water enthusiasts, providing opportunities for swimming, boating, and kayaking right from your doorstep. A charming boathouse adds to the allure, providing easy access to the crystal-clear waters. Enjoy breathtaking views of the lake and surrounding wilderness, making every moment at Bluff Point a slice of heaven in nature's embrace! Restore this gem for a once in a lifetime opportunity, perfect for creating an unforgettable family compound or an amazing Airbnb! Don't miss out! Don't miss this opportunity to build your dream home with us!



QUEENSBURY \$489,900

Beautifully designed 3-bedroom, 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!



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! 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 able, making this a turnkey investment for the right buyer! land, or a residential community, this property is ready for your Vision! POSSIBLE OWNER FINANCING AVAILABLE!



MOREAU UNDER CONSTRUCTION \$725,000

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 & 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



MOREAU \$649,900

Beautifully remodeled 3-bed 2-bath farmhouse on pristine 8.91-acre lot, ideal for horses or your own hobby farm! Rustic charm & modern updates, this home is warm & inviting w plenty of room to roam! Huge family room w woodstove, updated kitchen w breakfast nook & formal dining & living room centered around a stone fireplace. Main-level primary bedroom, full bath & laundry. Upstairs 2 additional bedrooms & a 2nd full bath. Outdoor oasis w in-ground pool w cabana, fresh water pond, lush landscaping, and open meadow. 20x40 barn perfect for animals, or rec toys & the garage/carport adds ample parking. Updates include: whole-house generator, new siding, roof, windows, furnace & central air! Minutes to Saratoga & Lake George, this property offers the peace of the country w convenience to all!



LAKE LUZERNE \$249,900

Nestled in the heart of historic Lake Luzerne, this classic home offers timeless charm & breathtaking views of the Hudson River—with public access just across the street! A low-maintenance lot but just a short stroll to town center, w a market, pharmacy, post office, library, & shops! Spacious interior w 1st floor primary suite w a full bath & laundry for easy 1 level living! Open-concept kitchen & dining area w cozy fireplace, generous living room & a welcoming porch, perfect for relaxing summer evenings! 3 additional bedrooms & a half bath, providing ample space for family or guests! Large garage w storage for added convenience. Whether you're looking for a full-time residence or weekend retreat, this home combines comfort, charm & an unbeatable view! Excellent AIRBNB potential!



MOREAU! BRING THE HORSES! \$989,000

Stunning 2,707 sq ft 4-bed, 2.5-bath custom farmhouse, on 23.67 private acres in rural area! Bright & airy with an open layout, the home features living room w stone FP & soaring ceilings, beautiful kitchen & dining areas, 1st floor primary ensuite, main level laundry, 1/2 bath & 2nd bedroom & 2 bedrooms & 2nd full bath on 2nd level! Covered front & rear porches! 3 outbuildings—4,150 sq ft attached 24x28 2-story, 2-car garage, A 48x48 Morton building w high bay doors & 24x32 1 story garage/workshop w covered storage! 2 paddock areas ready for horses. Whether you're seeking a serene residence, a horse or hobby farm, or a flexible live/work investment, this property offers it all. With multi-use zoning and just minutes from Saratoga & Lake George the opportunities here are limitless!



Queensbury \$329,900

Nestled on a low-maintenance lot in a quiet area of Queensbury, this beautifully maintained 3-bed, 2-bath home offers comfort, space & convenience! The updated kitchen features Corian countertops, abundant cabinetry & breakfast bar—perfect for everyday living & entertaining. A flexible dining area can also serve as a cozy den! Upstairs you'll find 2 spacious bedrooms & a full bath, while the lower level offers a primary suite w walk-in closet & a beautiful bathroom, a large living room & laundry/utility room! Enjoy outdoor living w fenced backyard, patio, enjoy relaxing evenings around the firepit! A generous side yard provides additional space to roam! Shed & 2 car garage! Minutes to schools, shopping, Lake George & all the fun the Adirondacks has to offer! Don't miss out on this one!!



Hartford 10+ acres \$52,900

Nestled in the tranquil, scenic area of Hartford, this 10.97-acre building lot offers the perfect setting for your dream home or Adirondack getaway. Surrounded by nature, this secluded and private property provides the ideal retreat from the hustle and bustle of daily life. With ample space for construction, you can design your dream residence or vacation home in a peaceful, serene environment. Whether you're looking to enjoy nature, explore nearby hiking trails, or simply unwind, this property offers the perfect blend of privacy and natural beauty. Embrace the Adirondack lifestyle in this beautiful, quiet location — your own private oasis awaits!



LAKE GEORGE \$699,900

Sophisticated Adirondack living in this custom contemporary, situated on 2.21-acres in the heart of Lake George. This stunning 3-bedroom, 3-bath home blends sleek design w warm, inviting spaces—offering the ultimate in comfort & style! Step inside to soaring ceilings, light-filled rooms, unique rounded walls, & a luxurious kitchen & spa-inspired bath. Expansive primary suite is a serene retreat, while the finished lower level is an entertainer's dream w a bar & wine room! Outside oasis w an in-ground pool, cabana & guest house for friends & family. Garage space for 6 cars! Sustainably built w a geothermal HVAC system & high-end details throughout! Minutes from schools, marinas, beaches & all the outdoor adventure the Adirondacks are known for! This is more than a home its a lifestyle!



MOREAU \$499,900

Welcome to this lovingly maintained 3-bedroom, 2.5-bath Colonial on a picturesque 5-acre lot. Owned & cared for by the original owner, this home offers a solid foundation & timeless charm—just waiting for your modern touch to make it your own! Upstairs, you'll find 3 spacious bedrooms, 2 full baths & a laundry room. The expansive main level features an oversized living room, a bright & airy kitchen w a cozy breakfast area, formal dining & a powder room. The full basement offers a workshop & storage space, ideal for hobbyists and DIY enthusiasts. Outside, enjoy the peaceful setting from the beautiful deck w retractable awning to enjoy the serene views & wildlife! 3-bay garage, mature landscaping & plenty of room to roam! Don't miss your chance to own this private retreat! Call today!



Queensbury \$599,900

Let Cerrone Builders build you this thoughtfully designed 3-bed, 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!



Moreau \$749,900

Welcome to your dream home! This spacious 3-bedroom custom ranch is located in The Preserve, Perfectly positioned on a meticulously landscaped 1-acre lot! This home offers luxury, comfort, and conveniently located between Saratoga & Lake George! Move-In Ready. Open floor plan w high ceilings & abundant natural light! Kitchen w large island, quartz counters & custom cabinetry. Formal Dining, Living Room w stone fireplace, Primary Suite w luxurious bath & huge WI closet! 2 Additional Spacious Bedrooms w shared full bath, Beautiful Home Office. Thoughtfully designed Mudroom & Laundry Area w half bath & built-in storage, relax on your Covered back porch! Basement w egress window & staircase to backyard! Spacious 2 Car garage! This home offers quality, style & room to grow! Don't miss out!

Thinking of selling your home? Call to schedule a home market analysis to see what your property is worth!



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MultiFamily
MLS# 202510911
Rachel McNamara
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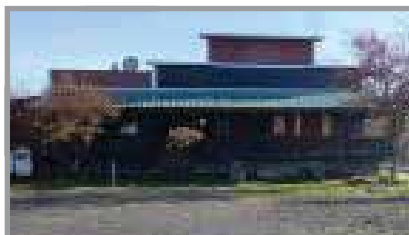
\$747,500 Bolton
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LAND
MLS#202423637
Shannon Andersen
914-490-9534



\$659,000 Argyle
2158 Coach Road
3BR/2.1BA
MLS# 202513761
Jessica Rosario
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Tiffany Kasare
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\$569,000 Hampton
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4BR/2BA
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Cindy Auer
518-744-1098



\$659,000 Hampton
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518-744-4824



\$424,900 Lake Luzerne
2257 Call Street
4BR/3.1BA
MLS# 202515574
Travis Scarincio
518-321-8381



\$369,900 South Glens Falls
6 Riverview Street
3BR/1.1BA
MLS# 202515950
Sherrill Hazelton
518-683-1716



\$1,200,000 Lake George
10 McGillis Ave
Commercial
MLS#202514905
Teresa DeAngelo
518-796-8284



\$355,000 Moreau
169 Reservoir Road
4BR/2BA
MLS# 202518523
Tiffany Kasare
518-307-9149



\$2,200,000 Putnam Station
3031 N Lake George Way
6BR/2.2BA
MLS#202520526
Catherine McDonough
518-793-0685



\$759,900 Lake George
38 Cooper St
3BR/3.1BA
MLS#202520533
Lisa Grassi Bender
518-744-7795



\$289,000 Fort Ann
3668 State Route 196
4BR/2BA
MLS# 202423826
Neil Jordon
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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 \$549,000**



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**



ADIRONDACK LAKE RIGHTS

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.**



NEWLEY REMODELED

3 bdrm, 2 bath home offering authentic stone fireplace with electric insert, kitchen featuring vaulted ceiling, new butcher block counter tops and appliances. Open floor plan with lots of pine and accented with real cedar logs, home is offered as a turn key with all furnishings included. Outside you'll find a detached deck with outdoor firepit, large 25' x 38' detached garage for all the extras. Easy access to outdoor recreation opportunities including Moose River Plains, Cedar River Flow, the snowmobile trails, many nearby lakes and more! Option to purchase adjoining lot as well. Property owned by listing agent. **\$309,000**



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. **\$209,000**



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 **\$89,000**

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LAKE FRONT
Discover rare luxury on Schroon Lake's western shore with approx. 85 feet of private waterfront and mesmerizing sunrise views across 9 miles of pristine Adirondack waters. This renovated 5-bedroom retreat features a gourmet kitchen with new appliances, 4 modernized bathrooms, and an expansive family room perfect for entertaining. Recently upgraded with a new roof, enhanced insulation, storm windows, and full winterization, this four-season escape combines low-maintenance ownership with mountain elegance. Dual lakeside decks extend your living space to the sandy beach below. Beyond personal enjoyment, this investment gem boasts exceptional rental history. Experience the perfect harmony of luxury, location, and legacy in the heart of the Adirondacks—where memories and return visits grow.
\$1,499,000 Call Jill 518-932-8077



SOLD
ADORABLE!!! ADORABLE!!! ADORABLE!!! Totally renovated, lakeside, seasonal cottage with deeded docking and shared beach on private Friends Lake. Located on the East Shore for you to enjoy those breathtaking sunsets. Knotty pine interior with three bedrooms, full bath, new kitchen and cozy screened in porch. Firepit area for reminiscing, resting, smores and laughter (or napping). Furniture is negotiable, making this move-in ready gem even more appealing. Whether you're looking for a peaceful retreat or a place to make lifelong memories, this affordable "peace" of Friends Lake won't last long! **\$499,900 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.
\$225,000 Call Jill 518-932-8077



SALE PENDING
Welcome to this fully furnished, Adirondack-style end unit condo w/ 2-bedroom, 1.5-baths which offers a seamless blend of Adk/retro charm & modern updates. Newly updated throughout, it features a stylish kitchen w/ new appliances, a cozy wood-burning fireplace, & an open-concept living area. Step outside to an expansive wraparound deck bordered by vibrant perennial gardens, perfect for relaxing or entertaining. A short walk along a wooded path leads to Tripp Lake, offering swimming, paddling, & fishing or walk out your door and play pickleball. On-site storage for recreational gear & seasonal items. Ideal for weekend getaways or full-time living, this peaceful property is close to trails, lakes, and local attractions. HOA amenities include heat, exterior maintenance, snow removal, & more.w.
\$239,000 Call Barb 518-932-8077



SALE PENDING
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-out 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**



COMMERCIAL
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**

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NEW
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.
\$385,000 Call Barb (518) 223-9957



NEW
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.
\$499,900 Call Jill 518-932-8077

Adirondack Real Estate LLC

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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

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

EAST BRANCH AU SABLE RIVERFRONT



This one-of-a-kind river front home is a true testament to pride in craftsmanship and is impeccably maintained both inside and out. From the moment you step inside, you'll notice attention to detail and the care that has been taken. The kitchen is a vibrant yet elegant space, featuring a bold red-and-white color scheme, accented by black luxury vinyl plank flooring, gleaming granite countertops, tall cabinetry with pull-out drawers perfect for cookware or pantry items, and a deep farmhouse sink. A cozy breakfast nook completes the space ideal for relaxed morning meals. The main living areas boasts warm wood-patterned floating floors, creating a cohesive and welcoming atmosphere. The main floor primary bedroom includes a large walk-in closet and a luxurious en-suite bathroom with ceramic tile, an oversized two-person walk-in shower, and a dedicated vanity area. The second floor has open space with the potential to upgrade to 3 bedrooms and one full bath. Enjoy breathtaking views of the East Branch of the Au Sable River, where quiet mornings can begin with coffee from the nearby local café while overlooking the water.



Au Sable Forks

Price: \$339,000

MLS#205233



LIVE WHERE ADVENTURE BEGINS

4 Bed 3 Bath ~ 1,946 Sq. Ft. ~ 2.6 Acres
Close to High Peaks, Whiteface Mountain, Lake Placid ~ Thoughtfully designed floor plan ~ Spacious kitchen ~ Granite countertops ~ Quality cabinetry ~ Bonus room ~ Generac Generator

Au Sable Forks Price: \$389,900 MLS# 205206



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: \$329,000 MLS# 204928



RUSTIC CHARM IN SOLITUDE

2 Bed, 1 Bath ~ 992 Sq. Ft. ~ 4.42 Acres
Handyman Home with Open Concept Interior Partial Restoration Completed ~ Wood Beams, Hardwood Floors and a Grand Stone Fireplace Detached Garage ~ Exceptionally Private Setting

Keeseville Price: \$299,000 MLS# 204931



ADIRONDACK INSPIRATIONS

2 Bed, 1 Bath ~ 694 Sq. Ft. ~ 0.9 Acres
Hardwood Cabinets ~ Woodstove and Electric Baseboard Heat ~ Covered Screen Porch Workshop with Additional Storage ~ Explore the Adirondacks from this Quiet Forested Setting

Jay Price: \$235,000 MLS# 178414



METICULOUS DESIGNS

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



SHAW STREET SHORT TERM RENTAL

3 Bed, 1 Bath ~ 1,559 Sq. Ft. ~ 0.11 Acres
Many Recent Upgrades to include New Roof, Furnace, Hot Water Tank and Kitchen ~ 1st Floor Primary Bedroom ~ Screened Porch Covered Patio ~ Short Term Rental History ~ Furnished

Au Sable Forks Price: \$164,000 MLS# 204001

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60 Cooper Street ~ Lake George \$870,000

Welcome to 60 Cooper Street in the Lake George Village! Enjoy year round Adirondack fun in the large, well appointed home with a beautiful great room, gas fireplace, modern kitchen with island and pantry, large family room with half bath, large primary bedroom suite, beautiful primary spa like bathroom, 3 queen-size bedrooms and a large main bathroom. Attached is a complete 2 bedroom 1 bath in-law apartment for guests, extended family, or use as a full time rental. Outdoors, enjoy sitting on multiple covered decks or the backyard patio. You're 4 blocks to Canada Street for all the restaurants, shopping, entertainment, area hiking, and lake activities that Lake George has to offer. Properties like this don't come available in the village too often, Make sure you see this one today!

617 Big Brook Road ~ Indian Lake \$915,000

Welcome to Dragon's Landing at 617 Big Brook Road! Nestled in the Central Adirondacks, on 35 secluded wooded acres, bordering Beaver Meadow Brook and NYS Lands, this 2942 SF rustic mountain home boasts 2 large living areas, dining room, kitchen, a 3 season porch, 4 large bedrooms, 3 baths, all with large glass and a deck to take in the beauty of the outdoors. Also on the property is a beautifully renovated 3400 SF barn for added living space with a large open concept activity space, kitchenette, large loft for sleeping & TV lounge, 2 full baths & a large wrap around deck. The property ultimately can sleep 29, making this a great year round AIR BNB investment property. Close to Gore Mountain, Garnet Hill for winter skiing, area lakes for boating, canoeing, kayaking, area hiking & biking



6166 State Route 28 ~ Indian Lake \$144,900

Live, Work and Play in the Adirondacks! Welcome to 6166 NYS Route 28 in Indian Lake, (Circa 1887), featuring a large living room with gas fireplace, dining room, newly renovated and updated kitchen with island, three season enclosed porch with hot tub, 1st floor laundry room, 4 bedrooms, renovated full bath & additional 1/2 bath, large 2 car garage with storage, (believed to be the town blacksmith shop back in the day), updated heating system, hot water tank, roof, & some new windows, large lot with grass field, close to snowmobile trail access, walking distance to Adirondack Lake, and fiber optic internet. Some additional work still needs to be done, mainly paint, trim and maybe some flooring. Roll up your sleeves and bring your imagination to make this your year round Adirondack Getaway!

Go to AllenVanHoff.com for more pictures and videos

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ADK SERENITY 79+ private mountaintop acres w/panoramic views of Lake George, Trout Lake & mtns. Custom 4,100sf Log Home, 3Bedroom, 3.5-bath, Cathedral ceilings, floor-to-ceiling stone fireplace, radiant heat, Chef's kitchen, Viking appliances, cherry cabinetry, wine fridge. Expansive outdoor decking. \$2,800,000 mls#202519332



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



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 & playground areas. \$1,125,000 mls#202524393



EXPERIENCE THE ADIRONDACKS! Beautiful 2900+sf home on 3.61Acres, 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! \$899,900 mls#202524188



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. \$849,000 mls#202522998



RETREAT IN BOLTON! 4Bed/2-bath home offers 1,296sf of living space on nearly an acre of private, wooded land. Updated kitchen w/granite countertops, living area w/pellet stove. Large yard w/fire pit. Low taxes, minutes to Lake George, beaches, marinas, shops & dining. Blending comfort & convenience. \$454,900 mls#202518714



HIGH TRAFFIC RESTAURANT In the historic community of Whitehall. Opportunity for an investor looking for a high-visibility property w/apartment. Located on Route 4, one of the busiest thoroughfares in the region. Renovated restaurant w/2BR apartment above. A turn-key solution! \$979,000 mls#202524253



BUSINESS OPPORTUNITY Profitable general store on the east side of Lake George PLUS 3 rental cabins! Great cash flow. 2 short-term rental cabins & 3rd is mthly. Store w/ groceries, gifts, apparel, deli serves lunch & dinner. On-site beer & wine license currently in place. Extend season for expanded revenue. \$1,749,000 mls#202512934



