

North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

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LAKE GEORGE



PARADOX LAKE



NORTH CREEK



SCHROON LAKE



BRANT LAKE



SCHROON LAKE



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SCHROON LAKE



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

SCHROON LAKE



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 decking area with included docking certificate. Enjoy the 40' x 8' covered porch overlooking the water and mountains, perfect for relaxing year-round. Features include a Generac generator, partially finished basement with second bath sleeping space (potential to double living space with secondary ingress/egress), and cozy Adirondack-style interiors. A true four-season retreat with an unbeatable location! MLS#202526204 \$689,000

SCHROON LAKE



Spectacular Lakefront Home on Schroon Lake! Located in the private Burzee Cedar Grove Association, this year-round 4-bedroom, 3-bath home offers stunning views and exceptional amenities. Some features include a cozy loft space, finished walk-out basement, central air (new), wrap-around porch, beautiful gardens, fire pit area, and a charming antique 1908 cast iron wood-burning stove—perfect for those chilly Adirondack evenings. The dining area has breathtaking lake views, creating the ideal setting for gatherings. The HOA has 4.3 acres of shared common space with 180 feet of pristine lakefront, complete with a dock slip and sandy beach for summer fun! MLS#202523617 \$925,000

BRANT LAKE



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

HAGUE TOWN HOUSE



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

PARADOX LAKE



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

TOWNHOUSE DEVELOPMENT



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

PARADOX LAKE



JUST FOR YOU, A SPECTACULAR 4-bedroom cedar sided custom contemporary chalet located in a private setting with 130' on pristine Paradox Lake. Great room with wood burning stone fireplace and cathedral ceiling, custom kitchen along with a delightful separate lakeside sunroom with sitting and dining area all adjoining a large lakeside wraparound deck. 2 bedrooms and a full bath complete the main floor. Tranquil second floor primary bedroom contains walk in closets and an ensuite bath with oversized shower, plus a bonus loft space. Lower level contains a spacious walkout lakeside bedroom, full bath, a large family room with propane fireplace and a utility room with laundry. Mostly furnished except artwork. A single slip covered dock with large deck completes the waterfront. EV Charger. Separate seasonal 1 car garage. MLS#202528055 \$2,350,000

SCHROON RIVER LOT



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

THIRTEENTH LAKE



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

CRYSTAL LAKE TOWN HOUSE



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

BRANT CREEK



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



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BRAND NEW



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

LOG SHELL ON 9+ACRES



Excellent value-add opportunity on 9.95 acres in Stony Creek featuring an unfinished three-season rustic log bungalow with loft, plus a finished room off the back. The property offers a peaceful, private setting with a well-maintained driveway and a pond situated to the right upon entry. Fiber optic internet and 200-amp electrical service already in place add immediate development value. A finished shed provides additional storage. With substantial acreage and an existing structure in place, this property presents multiple development or completion possibilities. Finish the rustic log bungalow to your specifications and unlock its full potential. Conveniently located near local pubs and restaurants, Warrensburg, Gore Mountain Ski Area, and just 20-25 minutes to Lake George. MLS#202527594 \$125,000

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 baseboard boiler. Attached Large 1 - 2 car garage that can be heated. A great screened room between the garage and house with entry doors to both the garage and house. Beautifully landscaped property with lots of opportunities and quietness. MLS#202524486 \$285,000

INVESTMENT OPPORTUNITY



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

DUPLEX IN CHESTERTOWN



This is a Multi-family 2-unit rental in the heart of Chestertown! Walking distance to everything in town- shops, restaurants, etc. Main level is a commercial space w/ half bath (currently not rented) 2nd level- 1 bed/1bath apartment. New metal roof! Parking is located behind the building. Must have 24-48 hr notice for ALL showings! \$199,000

BUSINESS OPPORTUNITY



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

CAMP ON 10 ACRES



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

HOME ON 3+ACRES



Beautiful setting with 3.45 cleared and mostly flat acres next to Crossroads store in Chestertown. Manufactured home (year-round) with added porches, 2-car garage, and several outbuildings. Drilled-well, septic system and 200-amp electric panel. 2-designated bedrooms with a 3rd flex room that could be a bedroom or overflow sleeping. less than a minute drive from exit 25 off I87 for easy access. MLS#202528178 \$225,000

SCHROON LAKE HOME



Restored farmhouse near a public access path on Schroon Lake. The home offers 5 bedrooms, 2 full baths, and hardwood and painted floors throughout. Large workshop with its own wood stove makes the property suitable for craft or small business. Enclosed front porch and living room feature wood stoves with a wood-burning fireplace for efficient heating. Garage measures approximately 23' x 17' with an additional 23' x 12' carport. Insulated shipping container on site provides extra storage. Located 5 minutes from the Schroon Lake post laundromat, post office, and grocery store. Schroon Lake is a 9-mile lake. Optional purchase includes an additional 2.5-acre lot across the street with a two-story, two-car garage. MLS#202529071 \$334,500

FARMHOUSE IN CROWN POINT



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

FARMHOUSE ON 46 ACRES



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

FARMHOUSE



Pre-1900 farmhouse on 5 acres with potential galore! This classic country home offers 4 bedrooms, 2 full baths, and 2,565 square feet of living space, plus an attached 2-car garage and full basement. Rich in character, features include a soapstone woodstove, oil hot-water baseboard heat, and a massive stone foundation that speaks to the home's enduring craftsmanship. Set back with a horseshoe driveway and a sprawling back lawn, the property provides privacy, space to expand, and endless possibilities for renovation or restoration. An additional 3+ acres with barn is available, ideal for hobby farming, storage, or future expansion. Seller financing available with 20% down, making this a rare opportunity to own acreage and a historic farmhouse with room to grow. MLS#202530841 \$335,000

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



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



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

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HUDSON RIVERFRONT HOME - With over 300 feet of direct Hudson River frontage and Gore Mountain Ski Center just minutes away, this exceptional Adirondack retreat delivers true four-season living at its best. The fully renovated 3-bedroom, 2-bath home is completely turnkey and offered fully furnished, making it ideal as a primary residence, second home, or income-producing getaway. Inside, you'll find a cozy living room fireplace, granite countertops, stainless steel appliances, hardwood floors, and breathtaking river views from multiple vantage points. A two-car garage adds both convenience and storage for all your Adirondack gear. Outdoor adventure is right outside your door—enjoy downhill and cross-country skiing, whitewater rafting, hiking, fishing, tubing, rail biking, and more. Whether it's launching a paddle from your own riverbank or relaxing to the sound of flowing water, this property offers a rare connection to nature. As an added bonus, the home has a proven track record as a successful short-term rental, providing income that can significantly offset the cost of ownership. From first chair on a powder day to summer swims, excellent fishing, and private riverside dining on your own porch, this is a one-of-a-kind Hudson River property that truly must be seen to be appreciated. \$499,900



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



THE BLACK BEAR RESTAURANT AND BAR - The iconic Adirondack establishment known as the Black Bear Restaurant and Bar! This business which offers breakfast, lunch and dinner daily along with the adjacent bar, has been running for over 75 years, and is waiting for a new owner to come 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. **\$374,900**



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



MAIN ST NORTH CREEK Perfect location for this spacious 3/4 bedroom, 2 full bath home on Main St in North Creek. The main floor features a generous sized kitchen, beautiful wood floors which adorn the formal dining and large living room along with an LP stove, full bath, den/office, and laundry room. The second floor has 3 bedrooms and a full bath, and one of the bedrooms could be easily converted to a Master Bedroom en Suite. The full size front porch has gorgeous sunset views along with Gore Mt, and the rear enclosed porch is great for storage of the grill and other amenities. There are many recent upgrades, including the electric panel, hot water heater, insulation, the LP stove, septic system and most windows. Call for a showing today! **\$219,900**



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



Welcome to The Preserve!
Moreau's Newest Premier Neighborhood!
Discover luxury living just minutes from Saratoga, Lake George, and a stone's throw from the scenic Moreau Lake State Park. The Preserve offers stunning 1+ acre homesites nestled in a serene, natural setting—perfect for your custom dream home.
★ Phase 2 Coming Soon! – Featuring 12 brand new lots! Choose from our beautifully designed custom plans, or bring your own vision and let us help bring it to life. Whether you're ready to build or just beginning your journey, The Preserve is a must-see. Come explore the unmatched lifestyle and beauty this community has to offer!



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



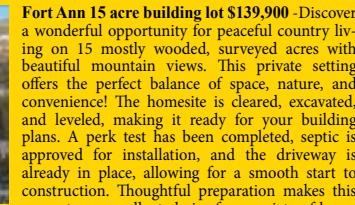
Queensbury \$599,900 - Let Cerrone Builders build you this thoughtfully designed 3-bedroom 2-bath custom ranch on a beautiful 1 acre lot in an established Queensbury neighborhood! Featuring an open-concept layout, this home offers a seamless flow between the formal dining area, spacious living room w/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

QUEENSBURY \$489,900 - Beautifully designed 3 - BRM 2-bath custom ranch by Cerrone Builders offers the perfect blend of comfort, style & privacy—nestled on a 1+ acre lot in a quiet Queensbury neighborhood! Step inside to an open floor plan, featuring a spacious living room, a formal dining area & a stunning kitchen complete w/ a pantry, center island & sliding glass doors leading to the backyard! The private primary suite boasts a generous walk-in closet & an en-suite bath, while 2 additional bedrooms & a 2nd full bath are situated on the opposite side of the home for maximum privacy. Laundry area in mudroom entry, 2-car garage, & a full basement! Optional screened back porch available! Customize your home—other plans & styles are available. Don't miss this opportunity to build your dream home with us!



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

Queensbury 11+acres \$599,900 - Totally remodeled 3-4 bedroom farmhouse w/ original barn set on 11.2 acres in the heart of Queensbury, blending timeless character with modern updates. Original woodwork, vintage doors with authentic hardware, and dual staircases highlight the home's historic appeal. The updated kitchen features custom cabinetry, matte stone countertops, and a breakfast bar, while formal dining and a spacious living room with fireplace offer inviting gathering spaces. A first-floor office or optional bedroom with full bath adds flexibility. Upstairs includes a generous primary bedroom with oversized walk-in closet, two additional bedrooms, full bath, and a large laundry room. Recent improvements include a new boiler, updated wiring, and new flooring. Outside, enjoy an original red barn and an additional 1.32-acre cleared lot, ideal for recreation, animals, or future potential. A rare opportunity to own acreage, charm, and comfort in a prime Queensbury location.



Queensbury \$669,900 - Graciously set at the base of West Mountain, this impeccably maintained 4-bedroom, 2.5-bath Colonial sits on over an acre, backing to 12 acres of forever-wild land for exceptional privacy. The resort-style backyard features a pristine in-ground pool, expansive composite deck, and serene natural surroundings—perfect for entertaining or everyday enjoyment. Inside, the home offers a refined yet inviting layout with a beam-accented family room and gas stove, sun-filled formal living room, and a beautifully renovated kitchen with custom cabinetry, stainless steel appliances, solid surface countertops, and designer finishes. A spacious eat-in area opens to a three-season porch for seamless indoor-outdoor living. Additional highlights include a mudroom with laundry off the two-car garage, a second-floor laundry chute, and a partially finished basement offering approximately 900 sq ft of flexible space. Ideally located near hiking, skiing, shopping, dining, top-rated schools, and the Northway—offering easy access to Lake George and Saratoga. A rare opportunity for peaceful, resort-style living just in time for summer.

Fort Ann 15 acre building lot \$139,900 - Discover a wonderful opportunity for peaceful country living on 15 mostly wooded, surveyed acres with beautiful mountain views. This private setting offers the perfect balance of space, nature, and convenience! The homesite is cleared, excavated, and leveled, making it ready for your building plans. A perk test has been completed, septic is approved for installation, and the driveway is already in place, allowing for a smooth start to construction. Thoughtful preparation makes this property an excellent choice for a variety of home styles and uses! Conveniently located near Lake George, Lake Champlain, and Vermont, with a ski resort within 30 minutes, the area offers year-round recreation. Enjoy easy access to snowmobile trails, hiking, biking paths, and everything the Adirondacks are known for! Set in a quiet rural area abundant with wildlife, this property is ideal for a year-round residence, vacation home or investment opportunity! A rare chance to enjoy privacy, and the outdoors while staying close to regional attractions! Don't miss out!



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



Queensbury \$425000 - UNDER CONSTRUCTION! This custom-built ranch sits on a 1/4-acre lot in a convenient location close to everything, with estimated completion in June. The bright, open floor plan features a spacious living area flowing into the kitchen with granite countertops, stainless steel appliances, white cabinetry, and a sun-filled dining area. The main level includes a primary suite with private bath, a second bedroom, and full bath. The finished lower level with egress offers a large family room, third bedroom, full bath, and ample storage—ideal for guests, work-from-home, or recreation. Highlights include high-end LVT flooring, Andersen windows, upgraded finishes, and a two-car garage. White board-and-batten siding adds modern farmhouse appeal. Close to schools, shopping, dining, skiing, and just minutes to Lake George and Saratoga. Still time to select some finishes—make it your own!



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**\$446,999 Queensbury
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**\$275,000 Queensbury
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**\$399,900 Moreau
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2BR/1.2BA**
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**Bonnisue Neil
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**\$449,000 Lake George
40 Finkle Farm Road
3BR/2BA**
MLS#202524178
**Steve Jackoski
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**\$307,000 Glens Falls
31 Crandall Street
MultiFamily**
MLS#202529040
**Tracy Bauer
518-232-5400**



**\$329,000 Whitehall
63-140 LeMayville Way
MultiFamily**
MLS#202529979
**Rachel McNamara
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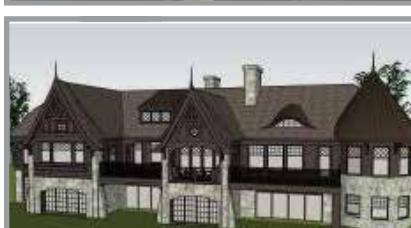
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4BR/2BA**
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**\$235,000 Glens Falls
2 New Street
3BR/1.1BA**
MLS#202528418
**Rachel McNamara
518-683-9997
Lisa Grassi Bender
518-744-7795**



**\$4,600,000 Diamond Point
6 Capri Court, C1
5BR/4.1BA**
MLS#202426079
**Daniela Massaroni
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Real Estate Salesperson
DIRECT (518) 932-8077



Barbara Kearney
Associate Broker
DIRECT (518) 223-9957



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



NEAR GORE
MOUNTAIN

Charming Farmhouse Just 10 Miles from Gore Mountain - A Hidden Gem with Scenic Views and trails of its own. Step back in time with this character-filled 4 bedroom+, 2-bath farmhouse. With over 2,000 square feet of space, this home is brimming with potential and waiting for a new family to bring it back to life. Imagine sipping lemonade on the classic front porch, soaking in breathtaking mountain and meadow views right across the street. Natural light floods the home through all the

front windows that frame the stunning scenery. Inside, you'll find vintage charm around every corner—a place where countless memories were made, and many more await the New Owners. The home features a recently replaced main roof, providing a solid start for your vision. Whether you're seeking a peaceful getaway, year-round home, or a renovation project, this property offers the perfect canvas. This setting is ideal for lovers of nature, the outdoors, and wildlife. Home needs TLC and is being sold as is. Motivated Seller!!!

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



30
ACRES
IN
CONTRACT

Drive up the driveway to your 30 acre private sanctuary! The stunning Mountain View of Heath Mountain greets you as you arrive! Nestled in total seclusion, this beautiful single-story home offers the perfect blend of tranquility and comfort. Gourmet kitchen, two living rooms, three bedrooms, two baths, two decks, two car garage, full basement, walk up attic and two sheds. Whether you're seeking a peaceful full-time residence or a scenic getaway, this property offers the space, privacy, and views you've been looking for.

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



INGROUND
POOL

Looking for a peaceful retreat? Look no further! This well-maintained, three bedroom, one bath mobile home sits on 5.88 serene acres and features spacious additions for extra comfort. Endless possibilities to add a second bath or enhance kitchen or third bedroom. Newer roof, brand new dishwasher and Generac generator. Enjoy warm days in your in-ground heated pool and relax in the privacy of the surrounding countryside. Included is an oversized two-car

garage with a large loft, offering plenty of space for storage, a workshop or even a game room. Located just 20 miles to Gore Mountain, perfect for outdoor enthusiasts, whether you're hitting the slopes in winter or hiking, boating or swimming in the summer months. Don't miss out on this unique opportunity to own your slice of tranquility

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



SOLD

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



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ENDLESS ADVENTURES BY THE RIVERSIDE



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 over sized 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: \$315,000

MLS #205233



WHISPERING PINES OASIS

2 Bed 1 Bath ~ 992 Sq. Ft. ~ 1.4 Acres
New Construction ~ Open Concept Living
Main Floor Primary ~ Loft ~ Wood Stove
Partially Finished ~ Materials on Site Included
Add your personal touch and enjoy
Jay Price: \$399,000 MLS# 205979

QUIET HEARTHSHIDE HAVEN

4 Bed, 1.5 Bath ~ 1,196 Sq. Ft. ~ 0.9 Acre
Knotty Pine Accents ~ Luxury Vinyl Floors
Propane Stove w/ Rock Surround ~ Granite
Countertops ~ New Cabinets ~ New Stainless
Steel Appliances ~ Immaculate Inside and Out
Jay Price: \$319,000 MLS# 206380

COZY PINewood A-FRAME

2 Bed, 1 Bath ~ 976 Sq. Ft. ~ 0.9 Acre
Knotty Pine Interior ~ Dining Nook ~ Fully
Equipped Kitchen ~ Large Den ~ Three Zone
Electric Heat Covered Front Porch ~ Garage
Short Term Rental Income
Jay Price: \$319,000 MLS# 204928



EXPLORE, RELAX, REPEAT

2 Bed, 1 Bath ~ 756 Sq. Ft. ~ 0.9 Acres
Knotty Pine Interior ~ Partial Parquet Floors
Open Kitchen, Dining and Living
Area ~ Main Level Primary ~ Full Basement
Attached Two Car Garage ~ Excellent Condition
Jay Price: \$239,000 MLS# 205813

PEAK ADIRONDACK COMFORT

3 Bed 1 Bath ~ 817 Sq. Ft. ~ 0.9 Acres
Combined Living Dining and Kitchen open
space ~ Partial Knotty Pine Interior Finish
Hardwood Cabinets ~ Woodstove ~ Large
Deck ~ Two Car Attached Garage
Jay Price: \$235,000 MLS# 205618

RUSTIC CHARM IN SOLITUDE

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

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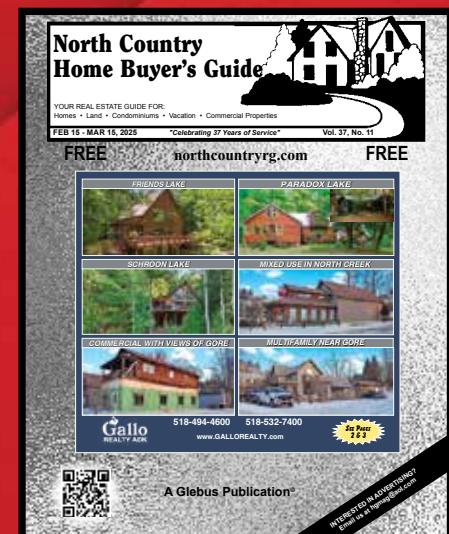
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Exceptional opportunity! At busy cross-roads in the Queensbury/Lake George region. On 2.74 acres, it offers visibility & accessibility w/yr-round traffic from tourists & locals. Spacious layout, ample parking & well-established customer base. Flexibility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



MODERN CONTEMPORARY 4.53A in Qsby. Kitchen w/island cook-top & seating, pass-thru windows to living room & dining room. Open floor plan, soaring ceilings, laundry room, steam room, WIC's. Security system & Generator In-ground swimming pool, pergola, outdoor kitchen & screened pool house. Landscaped. \$899,000 mls#202522508



MONTANA THEMED 2800sf of Luxury on 12.5A. Incredible mountain views & sunsets. Rustic details & Modern chef inspired custom kitchen. Radiant heat floors. Granite Fireplace surround wood burning stove. Barn/Workshop for equipment and/or horses/live-stock. Mostly furnished. New Sauna & Hot Tub! Generator! \$789,000 mls#202528613



GREAT LOCATION! Ideal Bolton Landing location for retail/office commercial space. 630sf Main level is currently used for retail & display. Lower level approx. 525sf is a finished basement w/full bathroom. Access to the basement from inside & outside. High foot traffic and across the street from a public parking area. \$585,000 mls#202424539



BRAND NEW CABIN blend of rustic charm & comfort. Nestled on 1.78 acres for privacy to enjoy the beauty of nature. Features a wood stove for heat, HW floors, kitchen w/hickory cabinets, & washer/dryer. Fire-pit & side deck. \$276,000 mls#202423723



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



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



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



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LAKE GEORGE MANSION 300' Lake frontage & 6,000+sf mansion on Green Harbour. Incredible lake views from almost every room. 5+BRs, 6 Bathrooms, 6 Fireplaces. Great room w/large stone FP, dining area & wet bar, custom cabinetry. 1st FL primary BR suite w/FP & lake-facing deck. Attached 3 car garage. 3 Bay boathouse w/sundeck & lifts. \$8,950,000 mls#202526248



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



MAGNIFICENT 5,000+sf LAKEFRONT Craftsman home with 323' of Lake George shoreline in Silver Bay on 1.1Acres. Boathouse has rooftop deck & docking for 3 boats. Offers 5 beds, 5 baths, stunning lake views, gourmet kitchen, multiple fireplaces, lush outdoor spaces, bonus suite, and most furnishings included. 3 Bay attached garage. \$4,650,000 mls#202525675



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



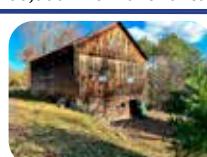
SAGAMORE CONDO with nice lake views & open floor plan featuring a cozy wood-burning fireplace in the living room, dining area, 2 bedrooms, terrace, and storage. Option to purchase a resort membership for use of the indoor & outdoor pools, tennis, golf, fitness center, spa. Option to rent a seasonal dock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



GLEN LAKE LAKEFRONT HOME features a great room w/gas fireplace, kitchen w/stainless steel appliances, 3 bedrooms, 2 full bathrooms. Upstairs living area w/gas fireplace. Primary suite w/double-sided fireplace between the spa-like bathroom, with a tile shower, jacuzzi, sauna, and a convenient laundry closet. Expansive decks & finished lower level. \$1,200,000 mls#202610269



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



ACREAGE IN QUEENSBURY! 3.63 acre lot with barn and garage-workshop on Bay Rd. Lake George Schools. Build your dream home on this property in this convenient location. \$179,000 mls#202327819

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LAND FOR SALE

RARE OPPORTUNITY! Excellent home site & Great recreational property for hunting. Property comes with three 12- Point Elevated Hunting Blinds & Three ladder stands in place. Superior views. Approx. 47.5 acres w/Pond on property. \$249,000 mls#202531033

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

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