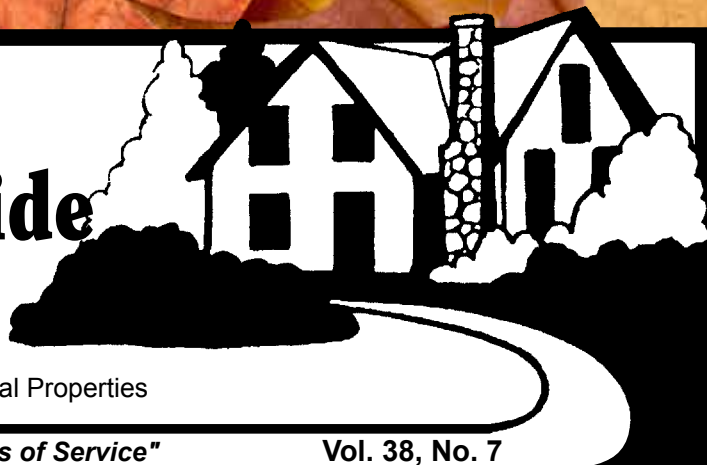


# North Country Home Buyer's Guide



YOUR REAL ESTATE GUIDE FOR:

Homes • Land • Condominiums • Vacation • Commercial Properties

OCT 15 - NOV 15, 2025

"Celebrating 38 Years of Service"

Vol. 38, No. 7

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**FREE**

**SCHROON LAKE**



**HAGUE TOWN HOUSE**



**BRANT LAKE**



**BRANT LAKE**



**CUSTOM SCHROON LAKE HOME**



**TROUT BROOK**



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### BRANT LAKE



**NEW**  
Deeded docking and a shared beach start the theme for this 3 bedroom, 2 full bath home. A few strides takes you across the road to your dock. Just down the road, the shared beach boasts the best views of Brant Lake. The many windows of the dining room take in the evening light. Relax after dinner in front of the fireplace, or go up to the primary suite and soak in the stunning large tub. Gather friends in this amazing home. 25 minutes to Schroon Lake. Brand new oil tank in basement, plumbing in basement recently redone, new hot water heater. The garage and large basement to store all your gear, boats, jet skis and snowmobiles **MLS#202526812 \$679,000**

### SCHROON LAKE



**NEW**  
Charming 2-bedroom, 2-bath log cabin with lake rights to Blue Sky Estates on Schroon Lake. Built in 1999, this 1,120 sq ft home offers lake and High Peaks views, plus direct access just across the street to a massive sandy beach and docking area with included docking certificate. Enjoy the 40' x 8' covered porch overlooking the water and mountains, perfect for relaxing year-round. Features include a Generac generator, partially finished basement with second bath, sleeping space (potential to double living space with secondary ingress/egress), and cozy Adirondack-style interiors. A true four-season retreat with an unbeatable location! **MLS#202526204 \$749,000**

### BRANT LAKE



**NEW**  
Move-in ready 2-bd + loft, 1-bath log home nestled on 17+ private acres with deeded beach and docking on Beautiful Brant Lake! Enjoy four seasons of adventure w/ easy access to the snowmobile trails & the lake plus serenity, nature, and the benefits of being at a dead end road. Part of the exclusive Pine Ridge Association—with ownership of 250' of lakefront shared with 3 other families. Inside, you'll find porcelain wood-look tile and slate flooring, giving the home a warm, rustic elegance. A stunning stone fireplace anchors the living space—perfect for cozy winter nights. Outside, the brand-new detached 2-car garage offers plenty of storage for vehicles, recreation toys and all the gear. Whether you're looking for a year-round residence, a vacation getaway, or a rental investment, this property checks all the boxes. **MLS#202526511 \$489,000**

### SCHROON LAKE



**NEW PRICE**  
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**

### TROUT BROOK



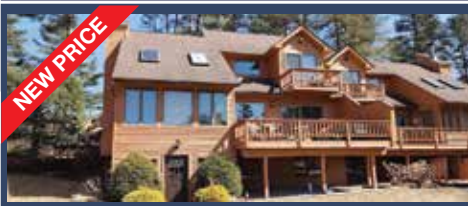
**NEW**  
Sited on 3.7 serene acres, this cozy 3-bedroom log home offers over 400 feet of frontage on picturesque Trout Brook with small waterfalls. A beautiful stone fireplace anchors the inviting living space, while mature landscaping—including a fruitful pear tree—adds to the natural appeal. Enjoy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

### SCHROON LAKE



**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 Finner 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 \$895,000**

### 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 \$659,000**

### 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**

### 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**

### FRIENDS LAKE



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

### PARADOX LAKE



**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 \$499,550**





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### CRYSTAL LAKE TOWN HOUSE



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

### HAGUE TOWN HOUSE



Maintenance-free living with breathtaking lake views! Nestled in the heart of Hague on the shores of Lake George, this beautifully designed Adirondack-style townhome offers the perfect blend of rustic charm and modern convenience. With over 275 feet of shared sandy beach and a deeded dock space accommodating up to a 25' boat w/ lift included, your lakefront lifestyle awaits. Inside, enjoy a spacious, thoughtfully laid-out two-level floor plan featuring a modern kitchen, open dining area, and a stunning sunken living room with a LP fireplace and panoramic lake views. Sliding glass doors lead to a full-length deck overlooking a level lawn and the water beyond—ideal for entertaining or simply relaxing by the lake. Upstairs, the primary suite is a true sanctuary, boasting classic ADK style, large private balcony with lake views, and ample space for work or relaxation. An additional bedroom and full bath complete the second floor complete with AC. **MLS#202526741 \$995,000**

### CRYSTAL LAKE TOWN HOUSE



Neat as a pin 3bed 2bath Townhouse on beautiful Crystal Lake. Includes use of the assn. amenities. Amazing views of the water and surrounding mountains. Open floor plan. Close proximity to Chestertown, the Northway, local shops and restaurants. Perfect for entertaining. Book a showing today and start your summer right in the Adirondacks. **MLS#202516649 \$429,000**

### BRANT CREEK



3 separate approved building lots with docking rights on Brant Lake Creek. Easy access to Brant Lake. Underground power is already in place, and site plans are already in place. Lots range in size from .71 acres to 1.3 acres, prices range from **\$75k- \$99k**

### 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**

### PARADOX LAKE



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

### SCHROON RIVER



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

### BOAT INTO SCHROON LAKE



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

### SCHROON RIVER LOT



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

### TICONDEROGA DINER



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

### DUPLEX IN CHESTERTOWN



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

### 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 \$299,000**





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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 \$299,000**

### COTTAGE IN BRANT LAKE



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

### CUSTOM SCHROON LAKE HOME



Location! Location! Location! 4000 sq. ft. home on 11+ acres with mesmerizing Mountain views. 10 minutes to Schroon Lake & 1/2 hour to Gore Mt. 4-5 bedrooms, 4.5 baths, large well-equipped kitchen, dining area, study, laundry, sun porch, family room. Large garage. Plenty of storage! Basement has office, workshop, dining area, and more! Whole-house generator. AC. Also separate 1 car garage with storage area. Also superb area for large garden or play area. Don't miss this one! Sold as is. **MLS#202526650 \$495,000**

### BRANT LAKE COLONIAL



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

### 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 \$219,000**

### MINERVA CAPE COD



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

### RANCH IN SCHROON LAKE



A great opportunity to own a piece of the Adirondacks! Just 4 minutes from the village of Schroon Lake is a 3 bedroom - 1 bath home that sits on a corner lot of .90 acres. Flat and beautiful property. This home has a full basement. Living room, dining room and kitchen area are open floor plan. Home has a propane generator with a kick on switch. 2 sources of heat. A pellet stove and an oil - hot water base-board boiler. Attached Large 1 - 2 car garage that can be heated. A great screened room between the garage and house with entry doors to both the garage and house. Beautifully landscaped property with lots of opportunities and quietness. **MLS#202524486 \$299,000**

### 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 \$550,000**

### 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 \$335,000**

### 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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**Christopher Paricio**  
Associate Broker  
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### LAKE ACCESS!



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

**SOLD !!**



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

**SOLD !!**



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

### 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





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

#### QUEENSBURY \$489,900

Beautifully designed 3 - BRM 2-bath custom ranch by Cerrone Builders offers the perfect blend of comfort, style & privacy—nestled on a 1+ acre lot in a quiet Queensbury neighborhood! Step inside to an open floor plan, featuring a spacious living room, a formal dining area & a stunning kitchen complete w a pantry, center island & sliding glass doors leading to the backyard! The private primary suite boasts a generous walk-in closet & a 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!



**UNDER CONSTRUCTION** - Ready in 45 Days! McKenna Construction proudly presents this custom 3-bedroom, 2-bath modern farmhouse situated on a serene 5+ acre lot in Moreau. Thoughtfully designed featuring an open-concept layout w vaulted ceilings, spacious kitchen w island & pantry, dining area & living room w gorgeous custom fireplace! The primary suite includes a walk-in closet and luxurious en-suite bath w custom tiled shower & soaking tub. 2 additional bedrooms & full bath located on the opposite side of the home for optimal privacy! Additional features include: Mudroom w laundry, Side-load 2-car garage, Hardwood floors, tile baths, granite counters, stainless steel appliances including custom range hood & microwave drawer, 9' ceilings on main floor & in basement, covered back porch, recessed lighting & modern light fixtures, High-end finishes throughout! Don't miss this perfect blend of modern design & country living!



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



**LOON LAKE \$549,900** - Furnished 3-Bed, 2-Bath Adirondack Chalet with Deeded Lake Access & Seasonal Views! Turnkey and beautifully furnished, this 3-bedroom, 2-bath chalet offers the perfect blend of rustic charm and modern comfort—just a short walk to two deeded beaches on pristine Loon Lake, part of the sought-after Lakeview Point HOA. Enjoy seasonal lake views from the light-filled interior, featuring vaulted tongue-and-groove ceilings, an open floor plan with cozy fireplace, and a well-appointed kitchen with center island and dining area—ideal for entertaining or relaxing after a day outdoors. Unwind in the 3-season porch on chilly evenings, or soak in the surrounding nature from the expansive front deck. The main level includes a spacious primary suite with ensuite bath, two additional bedrooms, a second full bath, and convenient laundry. The lower level offers a large entry foyer, one-car garage, and an unfinished bonus room—ready to be transformed into a game room, family room, or extra living space! Just minutes from Gore Mountain skiing, hiking trails, and all the four-season fun the Adirondacks have to offer! Whether you're looking for a weekend getaway or a year-round retreat, this furnished gem is ready for you to move in and enjoy! Great AIRBNB property with rental history! Don't miss out!



#### 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 \$449,900** - One-Level Living at Its Best! This beautifully maintained 3-bedroom, 2-bath ranch is perfectly situated on a low-maintenance lot in a peaceful Queensbury neighborhood—just minutes from Lake George beaches, boat docking, shopping, and all the fun the Adirondacks has to offer! Step inside to a stunning open floor plan with gleaming hardwood floors and soaring ceilings. The spacious great room features a large dining area and a modern kitchen with solid surface countertops and stainless steel appliances. The primary suite offers vaulted ceilings, a private bath with a new walk-in shower, and generous walk-in closets. Two additional well-sized bedrooms and a second full bath provide plenty of space for family or guests. Additional highlights include: First-floor laundry, New Furnace, Central air conditioning, In-ground sprinkler system, Fenced backyard with matching shed, Covered front porch, Oversized 2-car garage with new overhead door that fits 2 full size vehicles and HUGE basement ready to be finished to double your living space or makes great storage! This home truly checks all the boxes for comfort, convenience, and style. Don't miss your chance—schedule a showing today!



#### LAKE GEORGE \$699,900

Sophisticated Adirondack Living in the Heart of Lake George! Discover the perfect blend of modern design and rustic charm in this custom contemporary home, nestled on 2.21 acres in the heart of Lake George. Featuring 3 spacious bedrooms and 3 luxurious baths, this one-of-a-kind property offers style, comfort, and endless potential. Step inside to soaring ceilings, abundant natural light, and striking architectural details—including unique curved walls and a thoughtfully designed layout. The gourmet kitchen and spa-inspired bathrooms provide a touch of everyday luxury, while the expansive primary suite offers a peaceful retreat. The finished lower level is made for entertaining, complete with a bar and wine room. Outside, enjoy your own private oasis with an in-ground pool, cabana, and single room guest house—ideal for hosting friends and family. Please note: the pool has not been opened in several years and will require repair. Car enthusiasts will love the heated garage space for up to 6 vehicles. Built with sustainability in mind, the home features a geothermal HVAC system and premium finishes throughout. With a little TLC, this iconic property can be restored to its original splendor. Just minutes from top-rated schools, marinas, beaches, and the outdoor recreation the Adirondacks are famous for—this is more than a home, it's a lifestyle! Don't miss this rare opportunity to bring new life to a true Adirondack gem! Sold As-Is.

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





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**\$250,000 Lake George**  
**64 & 66 Ellsworth Road**  
**5BR/2BA**  
MLS#202520662  
**Ana Lambert**  
**518-480-8503**



**\$345,000 Moreau**  
**169 Reservoir Road**  
**4BR/2BA**  
MLS#202518523  
**Tiffany Kasare**  
**518-307-9149**



**\$319,900 South Glens Falls**  
**21 Marion Ave**  
**3BR/1.5BA**  
MLS#202521644  
**Sherrill Hazelton**  
**518-683-1716**



**\$325,000 Hadley**  
**24 Mountain Road**  
**2BR/1BA**  
MLS#202522085  
**Tammy Sutphin**  
**518-796-2211**



**\$485,000 Warrensburg**  
**177 Forest Lake Road**  
**5BR/3BA**  
MLS#202524821  
**Tess Goodge**  
**518-253-5403**  
**Susan Kassal**  
**518-222-0102**



**\$599,000 Moreau**  
**169 Reservoir Road**  
**4BR/1BA**  
MLS#202518523  
**Tiffany Kasare**  
**518-307-9149**



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



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



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



**\$159,000 Whitehall**  
**15 William Street**  
**4BR/3BA**  
MLS#202520375  
**Tracy Bauer**  
**518-232-5400**



**\$345,000 Kingsbury**  
**814 Vaughn Road**  
**3BR/2.1BA**  
MLS# 202524504  
**Tammy Sutphin**  
**518-796-2211**



**\$199,900 Fort Ann**  
**10143 NY-149**  
**5BR/2BA**  
MLS#202524915  
**John Hoch**  
**518-852-1535**  
**Tess Goodge**  
**518-253-5403**



**\$399,000 Greenwich**  
**5 Cabel Street**  
**4BR/3BA**  
MLS#202526288  
**Tammy Sutphin**  
**518-796-2211**



**\$239,900 Hudson Falls**  
**63 County Route 41**  
**3BR/2BA**  
MLS# 202526722  
**Tiffany Kasare**  
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**Jill Brady**  
Real Estate Salesperson  
DIRECT (518) 932-8077



**Barbara Kearney**  
Associate Broker  
DIRECT (518) 223-9957



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

**SOLD**

Welcome to a home where nature & design live in harmony. Just shy of 2 acres filled with perennial and rock gardens set along the peaceful Chester Creek, this well-maintained Adk/retro-style retreat is a true sanctuary. This 2 BR, 1.5 BA & a versatile loft area that offers potential for a 3rd BR. The thoughtfully designed kitchen is ideal for both entertaining & quiet evenings in: features a pull-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**

**ADIRONDACK RETREAT**

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**

**SALE PENDING**

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

**NEW PRICE**

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

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

**NEW PRICE**

Adirondack Sanctuary with 85' Of Private Sandy Beachfront on Schroon Lake's Serene Western Shore: 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 20 family, friends. Where children remember sandy summers and adults come back year after year! This renovated 5-bedroom, 4-bath lakefront home blends comfort, style, and all-season usability. Sleeps 20 comfortably. Gourmet kitchen with new appliances and an expansive gathering room make entertainment effortless. Dual lakeside decks overlook your beach and soak up beautiful 9-mile stretch of pristine Schroon Lake waters — capturing postcard-worthy sunrises and calming mountain views year-round. Recent upgrades include: new kitchen and appliances, new bathrooms, expanded lakeside deck, new roof, refreshed landscaping, upgraded lighting, four-season insulation, and a commercial hot water heater — optimized for year-round enjoyment and hosting. Lifestyle & activities: boating, swimming, hiking, lakeside campfires, amazing fishing, ice fishing and 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"!!!

**\$1,350,000 Call Jill 518-932-8077**

**NEW**

3bedroom, 2bath older home in need of some love. Oversized barn/garage with a full loft. In the middle of it all in the Adirondacks in between Loon Lake and Brant Lake. Hop, skip and a jump to Schroon River and its dam. Walking distance to The Crossroad for essentials or an ice cream. Nestled in between Loon Lake and Brant Lake

**\$185,000 Call Jill (518)932-8077**



**Annie McKinley**  
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—Preamble to the National Association of REALTORS® Code of Ethics

**WADHAMS HOME WITH RIVER FRONTAGE**

- 4 bedrooms
- 2.5 bathrooms
- Inviting front porch
- 1.4 acres
- Boquet River frontage
- Eat in kitchen
- Shed
- Fire pit
- Perennial border
- Located in the Wadhams hamlet

**ASKING \$315,000.00**



**Historic School House in Essex**

Have you ever wanted to live in an old schoolhouse or loft? Big open spaces to configure to your liking and large windows allowing lots of natural light. This building, built originally in 1867, was the Union Free School. Today it is a three-season, mixed-use building with residential quarters on the second floor and commercial use on the first. Essex Cultural and Historical Organization (Essex Heritage Organization) leases two rooms on the east side of the building. This building is being sold as is. This is an historic building that you can use as is, restore, live in, and run a business from. Given the historic registration and architectural easement, all projects must be permitted.

**Asking \$375,000.00**



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**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 inground 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**

**SOLD**

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.

**\$239,000 Call Barb 518-932-8077**



# NATURE'S EMBRACE: ADIRONDACK ESCAPE

**NEW LISTING**



Adirondack Chalet nestled in the desirable Au Sable Acres, this 1,800 sq. ft. home offers the perfect blend of rustic charm and modern comfort. Built in 2014, the home features 3 bedrooms, 3 bathrooms, and an additional 1,100 plus sq. ft. of unfinished basement space ready for customization. Step inside to a stunning great room with knotty pine cathedral ceilings, a wall of windows that fills the space with natural light, and an open-concept layout ideal for entertaining. The kitchen is a chef's delight with custom cabinetry, granite countertops, stainless steel appliances, and a large island with seating. The spacious two-car attached garage provides convenience and storage, while the expansive wraparound deck and outdoor fire area make the most of the private wooded setting. Located just 15 minutes from Whiteface Mountain and 30 minutes from Lake Placid, this home offers year-round recreation and a true Adirondack lifestyle.

Jay

Price: \$625,000

MLS #205723



**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 ~ Generac Generator

Au Sable Forks Price: \$359,995 MLS# 205206



## COZY TURN KEY A-FRAME

2 Bed, 1 Bath ~ 976 Sq. Ft. ~ 0.9 Acre  
Knotty Pine Interior ~ Dining Nook ~ Fully Equipped Kitchen ~ Large Den ~ Three Zone Electric Heat Covered Front Porch ~ Garage Short Term Rental Income

Jay Price: \$319,000 MLS# 204928



## 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: \$279,000 MLS# 204931



## 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



## 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 a Quiet Forested Setting

Jay Price: \$235,000 MLS# 178414



## NATURE & NOSTALGIA AWAIT

2 Bed, 1 Bath ~ 924 Sq. Ft. ~ 0.2 Acres  
Kitchen with Center Island ~ Hardwood Cabinets Gazebo with Hot Tub ~ Spacious Deck for Entertaining Friends or Family ~ STR History Enjoy Quick Access to Area Recreations.

Jay Price: \$205,000 MLS# 205277

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JAY N.Y. 12941



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# Nester's True North Properties



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of the Central Adirondacks"

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**www.NestersTrueNorth.com**

Gore Mountain Vacation.com

Gore Mountain Vacation.com



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



**HUDSON ST GORE MT VIEWS!** This property is a must see! Amazing panoramic views of Gore Mt and Huckleberry Mt, frame this beautiful 97+ acres of prime Adirondack land, as Mill Creek meanders through the southwest corner of the lot adding to the outdoor splendor! There is a drilled well, septic system and power on the lot. The zoning for this lot is Low Intensity 3.2 acre, with plenty of road frontage on Hudson St and Collignon Lane. This property fills all of the boxes for the outdoor enthusiast and/or land developer. 10 minutes to Gore Mt/North Creek, 1/2 hour to Lake George, and 45 minutes to Saratoga Springs. **\$449,900**



**THE BLACK BEAR RESTAURANT AND BAR** - The iconic Adirondack establishment known as the Black Bear Restaurant and Bar! This business which offers breakfast, lunch and dinner daily along with the adjacent bar, has been running for over 75 years, and is waiting for a new owner to come onboard for the next 75 years! Situated in a very high traffic area just off of I-87 The Northway exit 26, this location is one, if not, the best spots in the area. Offered totally turn-key, with everything included in the sale. **\$399,900**



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



**OLMSTEDVILLE COLONIAL WATERFRONT** - A 5-bedroom century plus old classic home on 4.27 acres with waterfront on Minerva Stream. The location of the property is a must see and is located in the historic hamlet of Olmstedville. Within a short walking distance are located a small convenience store, Olmstedville post office, Minerva Central School and the Town of Minerva Historical Society Museum. This property can have one additional lot subdivided off. Fiber optic internet service available. Located just 7 minutes from Minerva Beach, 15 minutes to the NYS boat launch on Schroon Lake, 15 to Interstate 87 and just 10 minutes from Gore Mt and North Creek **\$274,900**



**NORTH CREEK GORE VIEWS** - orgeous 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**



## Specializing in Lake George & Distinctive Area Properties



★ Visit us: at 7 Cleverdale Rd (#9L) in Queensbury, Right behind the Cleverdale Country Store & at 4956 Lakeshore Dr in Bolton



**BEAUTIFULLY REMODELED** Farm-house with income potential, walking distance to Bolton Landing. Features 3 beds, 2 designer baths, hardwood floors, quartz kitchen, custom lighting, screened porch, fireplace, and new roof. Includes rear cottage with 2 rentals. Walk to lake, marinas, shops! \$1,049,000 mls#202526298



**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, WICs. Security system & Generator In-ground swimming pool, pergola, outdoor kitchen & screened pool house. Landscaped. \$899,000 mls#202522508



**QUEENSBURY COLONIAL** 4Bed/2.5Bath Home, beautifully landscaped 1 acre+ lot that backs up to 12 acres of forever wild land. Fenced back yard with in-ground swimming pool. Natural light, main level laundry w/laundry chute, primary bed/bath suite, Screened-in porch. Attached 2Car garage. Close to West Mountain. \$709,000 mls#202518261



**FURNISHED HOME with Lake Access!** Located across from Lake George, just under an acre. This 2,314sf home has 3BR, 2.5 Baths. 1st FL has 2 bedrooms, laundry room, dining room w/fireplace, HW floors, Living Room w/French doors to wrap-around deck. Covered porches. LG Schools. Zoning currently allows short-term rentals. \$575,000 mls#202525983



**HADLOCK POND! RARE CHANCE** to own 100ft of level, sandy waterfront on Hadlock Pond! This .65-acre lot includes a rustic 638 sq ft cabin and offers prime lake access for swimming, kayaking, or relaxing. Ideal for a getaway or future dream home with rare flat lot. Huge potential! \$489,000 mls#202525837



**CHARMING STORYBOOK HOME** on a spacious double lot in Warrensburg! Just steps from the school, park & library, with 3 beds, 2 baths, hardwood floors, cozy fireplace, and a backyard deck with pool. Full of character, comfort & short-term rental potential. Your ideal year-round retreat! \$359,000 mls#202526078



**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



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







**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



**DREAMY LAKESIDE RETREAT** w/127' of lake frontage! Renovated in 2023- Smart Home. This 4,772sf spacious home has 4BRs & 4.5Baths, Great room w/fireplace & lakeview windows. Gourmet kitchen, den w/FP & wet bar. Lakeside patio. 1st FL primary suite. Home theatre! Walkout lower level. Sandy beach & u-shaped dock. \$6,475,000 mls#202517872



**QUALITY LAKEFRONT** Enjoy 323' of Lake George shoreline in Silver Bay with a boat-house, rooftop deck, and docks for 3 boats. This 5,000+ SF Craftsman on 1.1 acres 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



**STUNNING LAKEVIEW HAVEN** 3,724sf of living space, 6 Bedroom, 3.5 Bathroom, on 1.5 acres in Lake George. Fireplace in the living room, main floor bedroom & laundry room. Two kitchens, so part of the home can be sectioned off for guest or extra family living. Attached Garages (2 car & 4 car). Lake facing deck & lake rights. \$2,900,000 mls#202520980



**SUNSETS! EAST SIDE GEM!** Enjoy Lake George frontage in this 2-bed, 2-bath seasonal home with stunning western views and sunsets. Features include a rare boathouse with sundeck, spacious lakefront deck, open layout, many updates including baths, new systems, generator, and prime location—perfect summer retreat! \$2,240,000 mls#202525299



**HISTORIC HOME & 117'** Lake George lakefront. Amazing views. 4+ Bed/1.5Bath nestled on 1.3 acres. High ceilings, HW floors. FP's in Living room & Parlor. Deck w/panoramic lake views. Vintage details throughout. Old growth forest & peaceful walk paths. Lakefront beach & dock. \$1,945,000 mls#202520769



**MARINA ON LAKE GEORGE!** Opportunity to own 110' lakefront prime commercial property on 2+ acres in beautiful Silver Bay. Currently an established full-service marina on Lake George. With 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

## DAVIES~DAVIES & ASSOCIATES REAL ESTATE LLC

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518-644-2015

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**Complete Professional Services:**  
Sales~Lakefront~Residential~Land  
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Kate Van Dyck	518 796 9936
Danielle Kahlor	917 974 2402
Ashley Nagy	518 698 6012

## LAND FOR SALE

**COMMERCIAL** Queensbury 14 Acres (2 Lots) Off of Bay Rd. Convenient location. The southerly lot is Glens Falls School district & the north in Qsby Schools. \$249,000 mls#202029687

**Excellent Value!** Lake George & Mountain view building lot. Removal of trees will be required for vista views of Lake George. 4.37 acres! Very private. Lake Ridge Association. \$185,000 mls#202514797

**COMMERCIALLY ZONED** 0.78A lot in Queensbury. Great location in a well-established office area on Baywood Drive, off high-traffic Bay Road. \$53,500 mls#202324102