



\$199,000

103 THE PORTAGE, TICONDEROGA, NY 12883

<https://fallatigroup.com>

Beautiful renovated Craftsman. 3 bedrooms with 1 full bath and additional room for den, 4th bedroom in the attic (approx 400 sq ft.) Original hardwood floors and built-in cabinets throughout home. Large windows and arched doorways, plenty of closets. Renovations, heating system (2019), plumbing kitchen/bath (2019), updated kitchen with appliances (2020). Front porch updated in 2019. Nice level lot with garden area, 2 car garage with storage space above, fenced in back yard. Short distance from boat launch and beach on Northern Lake George, boat launch Lake George, Ferry to VT, Fort Ticonderoga, Star Trek events, and so much more. Call today. Seller will give a credit towards TOP roof for new shingles to be replaced after closing with APPROVED OFFER.

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 6 months ago

List Office Name: Century 21 - Adirondacks

List Agent Office Phone: 518-586-4777

Living Area sqft: 1917

Lot Size Dimensions: 70x129

Type: Single Family Residence

Total Rooms: 7

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202415666

List Agent Email: sarac21adirondacks@gmail.com

County: Essex

Lot Size Acres: 0.2 acres

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 1935

Directions

Directions: Take Montcalm Street. Turn onto Champlain Ave. At Y go left onto The Portage. Home sits on the the right. On the corner of the portage and Highland.

Building Details

Construction Materials: Vinyl Siding

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: Craftsman

Patio & Porch: Side Porch, Enclosed, Front Porch

Basement: Full, Heated, Interior Entry

Property Condition: Updated/Remodeled

Fencing: Back Yard, Partial

Interior Features



Floor Covering: Hardwood, Laminate

Cooling: None

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Walk-In Closet(s), Built-in Features

Laundry Features: In Basement

Bathrooms Total: 1

Heating: Hot Water, Oil, Other

Appliances: Dishwasher, Electric Oven, Range, Range Hood, Refrigerator

Fireplace Features: Living Room, Wood Burning

Above Grade Finished Area Source: CRS

Bathrooms Full: 1

Exterior Features

Parking: Detached, Driveway, Paved

Exterior Features: Drive-Paved, Garden

Lot Size Units: Acres

Lot Size Area: 0.2

Lot Features: Level, Road Frontage

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: Circuit Breakers

Security Features: Smoke Detector(s), Security System, Carbon Monoxide Detector(s)

Additional

Buyer Agency Compensation: 2.00

Sub Agency Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial



Possession: At Closing

Tax Annual Amount: \$3,411

Special Listing Conditions: Standard

School Information

Elementary School: Ticonderoga

High School District: Ticonderoga

High School: Ticonderoga

