



\$3,100,000

## 105 GAF LAKE ROAD, WINDSOR, NY 13865

<https://fallatigroup.com>

Experience the epitome of private luxury living in this extraordinary waterfront estate. Whether you're seeking a peaceful retreat, a family compound, or an exclusive vacation destination, this property offers everything you desire. Six bedrooms, including a luxe primary suite with panoramic water views. Featuring vaulted ceilings, exposed wood beams, and fireplaces, creating a warm ambiance for gatherings and entertainment. Expansive patio overlooking the tranquil waters, offering an idyllic setting for al fresco dining, sunset cocktails, and relaxation. Separate guest house providing comfort and privacy for visitors. Beautifully landscaped grounds surrounded by woodlands providing endless opportunities for outdoor recreation, including fishing, boating, hiking, and wildlife watching.

- 6 beds
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 8 months ago  
**List Office Name:** Four Seasons Sothebys Int RE  
**List Agent Office Phone:** 518-857-6396  
**Living Area sqft:** 9000  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 6 beds  
**Year built:** 1953

**MLS ID:** 202412836  
**List Agent Email:** maria.barr@fourseasonssir.com  
**County:** Broome  
**Lot Size Acres:** 84.33 acres  
**Type:** Single Family Residence  
**Total Rooms:** 20  
**Half baths:** 2 half baths

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## Directions

**Directions:** 105 Gaf Lake Rd

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## Building Details

**Construction Materials:** Cedar, Stone  
**Garage:** 1  
**Garage Spaces:** 10  
**Roof:** Tile  
**Architectural Style:** Custom, Mansion

**Patio & Porch:** Patio  
**Attached Garage:** 1  
**Basement:** Crawl Space  
**Windows:** Display Window(s)  
**Fencing:** Wood

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## Interior Features



**Floor Covering:** Carpet, Tile, Wood

**Cooling:** None

**Fireplace:** 2

**Interior Features:** Solid Surface Counters, Steam Shower, Walk-In Closet(s), Wall Paneling, Other

**Laundry Features:** Laundry Room

**Bathrooms Total:** 5

**Heating:** Baseboard, Hot Water, Oil

**Appliances:** Built-In Electric Oven, Dishwasher, Double Oven, Freezer, Gas Oven, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Bedroom, Living Room

**Above Grade Finished Area Source:** Tax Bill

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Detached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Rock Outcropping, Secluded, Other, Level, Private, Views, Wooded, Cleared, Garden, Landscaped, Waterfront

**Exterior Features:** Drive-Paved, Garden

**Lot Size Area:** 84.33

**View:** Mountain(s), Pond, Trees/Woods, Garden, Water

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## Amenities & Features

**Utilities:** Cable Available

**Electric:** Generator

**Waterfront Features:** Pond

**Water:** Other

**Pool Features:** In Ground, Indoor

**Body of Water:** Rogers Brook

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## 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.



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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$14,249

**Tax Lot:** -16

**Special Listing Conditions:** Standard

**Tax Block:** 06-1

**Tax Tract:** 164.

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## School Information

**High School District:** Windsor

