



\$721,300

13 FOOTPATH WAY, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Introducing The Cove - Lake George's premier townhome community, where the Adirondacks meet modernism. Only 8 beautifully crafted residences remain, each thoughtfully upgraded with \$20K-\$50K in luxurious enhancements. Enjoy sun-drenched interiors, designer kitchens, spa-inspired baths, and sleek, modern exteriors—all within a low-maintenance HOA that covers snow, lawn, and trash. Just minutes from Million Dollar Beach, hiking trails, golf, marinas, and top-tier dining. Whether you're seeking a refined year-round home, a vacation retreat, or a rental property - at The Cove, you're able to do short term rentals (Airbnb/VRBO) - offering additional income potential when you're not enjoying it yourself!

- 2 beds
- 3 baths
- Townhouse
- Residential
- Active

Basics



Date added: Added 1 month ago

List Office Name: Compass Greater NY, LLC

List Agent Office Phone: 518-937-1970

County: Warren

Lot Size Acres: 0.02 acres

Type: Townhouse

Total Rooms: 10

Bathrooms: 3 baths

Year built: 2024

MLS ID: 202522411

List Agent Email: alex.cooley@compass.com

Days On Market: 27

Living Area sqft: 1737

Category: Residential

Status: Active

Bedrooms: 2 beds

Half baths: 1 half bath

Directions

Directions: Exit 21 to right on 9N. Left onto Route 9. Right onto 9L/East Shore Dr. Right onto Bloody Pond Rd. Left onto Footpath Way.

Building Details

Construction Materials: Aluminum Siding, Fiber Cement, Stone, Vinyl Siding

Garage: 1

Garage Spaces: 1

Roof: Metal

Property Condition: Updated/Remodeled

Fencing: None

Patio & Porch: Porch

Attached Garage: 1

Basement: None

Windows: Low Emissivity Windows

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood, Vinyl

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Walk-In Closet(s), Ceramic Tile Bath

Laundry Features: Electric Dryer Hookup, Laundry Closet, Upper Level, Washer Hookup

Heating: Forced Air, Natural Gas

Appliances: Dishwasher, Electric Oven, Electric Water Heater, Microwave

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Stone

Lot Size Units: Acres

Lot Features: Sloped, Sprinklers In Front, Sprinklers In Rear, Views, Landscaped

Exterior Features: Lighting

Lot Size Area: 0.02

View: Mountain(s)

Amenities & Features

Utilities: Cable Available

Water: Public

HOA Amenities: None

Sewer: Public Sewer

Electric: 200+ Amp Service, Circuit Breakers

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

Fees

HOA Fee: \$310

HOA Fee Includes: Maintenance Grounds, Snow Removal, Trash

HOA Fee Frequency: Monthly

Financial



Possession: At Closing **Special Listing Conditions:** Required Reg Policy, Standard

Tax Block: 1 **Tax Lot:** 16.000

Tax Tract: 264.35

School Information

Elementary School: Lake George

High School: Lake George

High School District: Lake George

