



\$670,000

13 FOOTPATH WAY, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Introducing The Cove, Lake George's premier luxury townhome community, where modern architecture meets the Adirondack lifestyle. Only 5 residences remain, making this a rare opportunity to own in the last approved development in Lake George allowing short-term rentals. Each townhome has been thoughtfully designed with \$20,000-\$50,000 in premium upgrades, featuring sun-filled open layouts, designer kitchens, spa-inspired baths, oversized windows, and sleek contemporary exteriors. Our 2-bedroom, 2.5-bath floor plans with 1,737 SF are ideal for full-time living, vacation use, or/and investment. Enjoy low-maintenance living with an HOA covering snow removal, lawn care, and trash service. Conveniently located minutes from Million Dollar Beach, marinas, golf courses, hiking trails, and Lake George Village dining and attractions. Short-term rentals (Airbnb/VRBO) are permitted, offering strong income potential [...]

- 2 beds
- 3 baths
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 4 months ago

List Office Name: Compass Greater NY, LLC

List Agent Office Phone: 518-937-1970

County: Warren

Lot Size Acres: 0.02 acres

Type: Single Family Residence

Total Rooms: 10

Bathrooms: 3 baths

Year built: 2024

MLS ID: 202611085

List Agent Email: alex.cooley@compass.com

Days On Market: 98

Living Area sqft: 1737

Category: Residential

Status: Active

Bedrooms: 2 beds

Half baths: 1 half bath

Virtual Tour

Virtual Tour: <https://app.doaudiotours.com/branded?id=15709&lang=en-US>

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

Doors: Sliding Doors

Patio & Porch: Porch

Attached Garage: 1

Basement: None

Windows: Low Emissivity Windows

Architectural Style: Contemporary

Fencing: None



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, Refrigerator, Washer/Dryer

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 **Sewer:** Public Sewer

Water: Public

Electric: 200+ Amp Service, Circuit Breakers

HOA Amenities: None

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

Fees

HOA Fee: \$310

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Snow Removal, Trash



Financial

Possession: At Closing

Special Listing Conditions: Required Reg Policy, Standard

Tax Annual Amount: \$211.35 **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

