



**\$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



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## Basics

**Date added:** Added 5 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

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## Virtual Tour

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

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## 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.

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## 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



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## 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

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## 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)

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## 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)

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## Fees

**HOA Fee:** \$310

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Maintenance Grounds, Snow Removal, Trash



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## 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

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## School Information

**Elementary School:** Lake George

**High School:** Lake George

**High School District:** Lake George

