

#### 14 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 sundrenched 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!

- 3 hads
- 3 haths
- Single Family Residence
- Residential
- Active

## **Basics**



**Date added:** Added 3 months ago

List Office Name: Compass Greater NY, LLC

**List Agent Office Phone:** 518-937-1970

County: Warren

Lot Size Acres: 0.03 acres

**Type:** Single Family Residence

**Total Rooms:** 11

Bathrooms: 3 baths

Year built: 2024

**MLS ID:** 202522413

**List Agent Email:** alex.cooley@compass.com

Days On Market: 102 Living Area sqft: 2631

Category: Residential

**Status:** Active

Bedrooms: 3 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: Exterior Entry, Finished, Full,

Interior Entry, Walk-Out Access

Windows: Low Emissivity Windows

**Doors:** Sliding Doors

### **Interior Features**



Floor Covering: Carpet, Ceramic Tile, Hardwood, Heating: Forced Air, Natural Gas

Vinyl

Cooling: Central Air Appliances: Dishwasher, Electric Oven,

Electric Water Heater, Microwave

Fireplace: 1 Fireplace Features: Gas, Living Room

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 Above Grade Finished Area Source:

**View:** Mountain(s)

Builder

**Bathrooms Full: 2** 

#### **Exterior Features**

Parking: Attached, Driveway, Garage Door Opener, Stone Exterior Features: Lighting

Lot Size Units: Acres Lot Size Area: 0.03

**Lot Features:** Sloped, Sprinklers In Front, Sprinklers In Rear,

Landscaped

### **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 Block:** 1 **Tax Lot:** 12.000

**Tax Tract:** 264.35

## **School Information**

Elementary School: Lake George High School: Lake George

**High School District:** Lake George

