



**\$760,300**

## **14 FOOTPATH WAY, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

**\*\$20,000 Builder Incentive with signed contract before 1/15/2026!\*** 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!

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

### **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:** 0.03 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:** 146

**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, 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, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.03

**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:** 12.000

**Tax Tract:** 264.35

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## School Information

**Elementary School:** Lake George

**High School:** Lake George

**High School District:** Lake George

