



\$839,900

## 19 COATES, TICONDEROGA, NY 12883

<https://fallatigroup.com>

Lakeside seasonal cottage-waters edge offers a wonderful 'at the lake' experience. Large screened porch and an open floor plan. Dock! South wind protection. 2 bedrooms and 1 bath.

- 2 beds
- Single Family Residence
- Residential
- Active

### Basics

**Date added:** Added 6 months ago

**List Office Name:** Brannock Properties

**List Agent Office Phone:** 518-585-3020

**County:** Essex

**Lot Size Acres:** 0.17 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 2 beds

**Year built:** 1988

**MLS ID:** 202416489

**List Agent Email:** brannockproperties@gmail.com

**Days On Market:** 1

**Living Area sqft:** 1023

**Lot Size Dimensions:** 85'

**Type:** Single Family Residence

**Total Rooms:** 6

**Half baths:** 0 half baths

**Zoning:** Single Residence



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## Directions

**Directions:** Down Baldwin Road. Just past turn to Baldwin Dock take next left down Coates Point. Go left side and property is approx. 100 yards in on the left. White with yellow trim.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage Spaces:** 5

**Roof:** Composition

**Patio & Porch:** Screened

**Basement:** None

**Architectural Style:** Camp

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## Interior Features

**Floor Covering:** Carpet, Vinyl

**Cooling:** None

**Interior Features:** Other

**Bathrooms Total:** 1

**Heating:** Electric

**Appliances:** Electric Oven, Refrigerator

**Bathrooms Full:** 1

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## Exterior Features

**Exterior Features:** Dock

**Lot Size Area:** 0.17

**Lot Size Units:** Acres

**Lot Features:** Irregular Lot

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## Amenities & Features

**Sewer:** Septic Tank

**Electric:** 100 Amp Service

**Body of Water:** Lake George

**Water:** Lake

**Waterfront Features:** Lake Front

**HOA Amenities:** None



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## Fees

**HOA Fee:** \$400

**HOA Fee Frequency:** Annually

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## Additional

**Buyer Agency Compensation:** 2.00

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** Other, At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,011.21

**Tax Block:** 2

**Tax Lot:** 31.000

**Tax Tract:** 160.33

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## School Information

**Elementary School:** Ticonderoga

**High School:** Ticonderoga

**High School District:** Ticonderoga

