



19 SUNNYVIEW LANE, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

\$1,600,000

- 3 beds
- Single Family Residence
- Residential
- Active

Lake George Sunnyview Estates! Custom home (funishings included!) with natural light and great views of the lake and mountains. Living room w/ gas FP and huge lake-facing sliding glass doors to new full length deck. Modern kitchen with stainless steel appliances and island. 1st floor primary suite complete w/ jacuzzi tub & double shower!! 2BR's up share a bath. Lower level family room, dry bar area, den or more sleeping space, work shop and utility room. Sliders out to patio area complete with hammock! Attached garage. Private association sandy bottom beach area w/ kayak racks and bath house w/ parking lakeside. Conveniently located just minutes from LGV & Bolton and it's on the Trolley Line!

Basics



Date added: Added 1 month ago

List Office Name: Davies-Davies & Assoc Real Est

List Agent Office Phone: 518-656-9068

County: Warren

Lot Size Acres: 0.48 acres

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 2005

MLS ID: 202516120

List Agent Email: pam@daviesrealty.net

Days On Market: 1

Living Area sqft: 1906

Lot Size Dimensions: 97x311x74x200

Type: Single Family Residence

Total Rooms: 16

Half baths: 2 half baths

Zoning: Single Residence

Directions

Directions: I-87 to exit 22 and go north on Route 9N To Sunnyview Estates on lakeside (just south of the Boathouse Restaurant). House will be on your left- see sign.

Building Details

Construction Materials: Stone, Vinyl Siding

Garage: 1

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

Windows: Screens, Blinds, Insulated Windows

Architectural Style: Custom

Fencing: None

Patio & Porch: Waterfront Deck, Wrap Around, Composite Deck, Patio

Garage Spaces: 2

Roof: Asbestos Shingle

Property Condition: Updated/Remodeled

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood

Cooling: Central Air

Fireplace: 1

Interior Features: Paddle Fan, Walk-In Closet(s), Cathedral Ceiling(s), Ceramic Tile Bath, DSL Internet, Kitchen Island

Laundry Features: Electric Dryer Hookup, Laundry Closet, Main Level, Washer Hookup

Bathrooms Total: 4

Heating: Forced Air, Propane, Propane Tank Owned

Appliances: Dishwasher, Dryer, Freezer, Gas Oven, Gas Water Heater, Humidifier, Microwave, Refrigerator, Washer

Fireplace Features: Bedroom, Gas, Living Room

Above Grade Finished Area Source: Assessor

Bathrooms Full: 2

Exterior Features

Parking: Driveway, Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Road Frontage, Sprinklers In Front, Views, Landscaped

Exterior Features: Drive-Paved, Garden, Gas Grill

Lot Size Area: 0.48

View: Mountain(s), Lake, Water

Amenities & Features

Utilities: Cable Connected

Water: Public

Waterfront Features: Shared, Stairway, Beach Front, Deeded Water Access, Lake Front

HOA Amenities: Beach Access, Lake Access

Sewer: Septic Tank, Shared Septic

Electric: 200+ Amp Service, Circuit Breakers

Body of Water: Lake George

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

Fees



HOA Fee: \$2,084.45

HOA Fee Includes: Insurance, Maintenance Grounds, Sewer, Snow Removal

HOA Fee Frequency: Annually

Financial

Possession: At Closing

Tax Annual Amount: \$9,707.86

Tax Lot: 19.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 238.16

School Information

Elementary School: Lake George

High School District: Lake George

High School: Lake George

