



\$995,000

20 BRAYTON ROAD, QUEENSBURY, NY 12804

<https://fallatigroup.com>

To be built: a lakeside getaway on this direct waterfront lot on Lake George. Lot features: Western exposure, centrally located on Cleverdale. House to feature: approx. 1500 sqft of finished space, 3 BRs, 2.5 BA's, vinyl wood floors, Tile baths w/ Moen fixtures, Quartz counter tops, Stainless steel farm sink, gas fireplace, LED light fixtures throughout, Craftsmen style trim package, Anderson Windows, & full unfinished basement. Exterior existing features: lakeside deck, dock for 22' boat, stamped concrete pathway to waterfront & several storage sheds. Estimated finish date of house: September 2024 (subject to change) *Please note photos of finished spaces are virtual renderings that do not represent the finished product exactly.

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 6 months ago
List Office Name: Sherwood Group, LLC
List Agent Office Phone: 518-424-1166
County: Warren
Lot Size Acres: 0.28 acres
Type: Single Family Residence
Status: Active
Bedrooms: 3 beds
Year built: 2024

MLS ID: 202414229
List Agent Email: jessica@sherwoodgroupny.com
Days On Market: 1
Living Area sqft: 1500
Category: Residential
New Construction: 1
Total Rooms: 5
Half baths: 1 half bath
Zoning: Single Residence

Directions

Directions: 9L to Cleverdale Rd. left on Boathouse Rd. Right on Brayton Rd. Stay right and site will be on right side. DO NOT BLOCK ROAD WHEN PARKING.

Building Details

Construction Materials: Vinyl Siding

Basement: Full

Windows: Double Pane Windows, ENERGY STAR Qualified Windows

Doors: ENERGY STAR Qualified Doors

Patio & Porch: Deck

Roof: Shingle

Architectural Style: Manufactured

Fencing: Partial

Interior Features

Floor Covering: Carpet, Tile, Vinyl

Cooling: Central Air

Fireplace: 1

Above Grade Finished Area Source: Estimated

Bathrooms Full: 2

Heating: Forced Air, Propane

Appliances: Dishwasher, Microwave

Fireplace Features: Gas

Laundry Features: In Bathroom

Bathrooms Total: 3



Exterior Features

Parking: Driveway

Lot Size Units: Acres

Lot Features: Cleared, Waterfront

Exterior Features: None, Dock

Lot Size Area: 0.28

View: Lake

Amenities & Features

Utilities: Cable Available

Water: Lake

Waterfront Features: Waterfront Deck, Lake Front

Sewer: Septic Tank

Electric: 150 Amp Service

Body of Water: Lake George

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.

Financial

Possession: At Closing

Tax Annual Amount: \$4,497.89

Tax Lot: 15

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 239.8

School Information

Elementary School: Lake George

High School District: Lake George

High School: Lake George

