



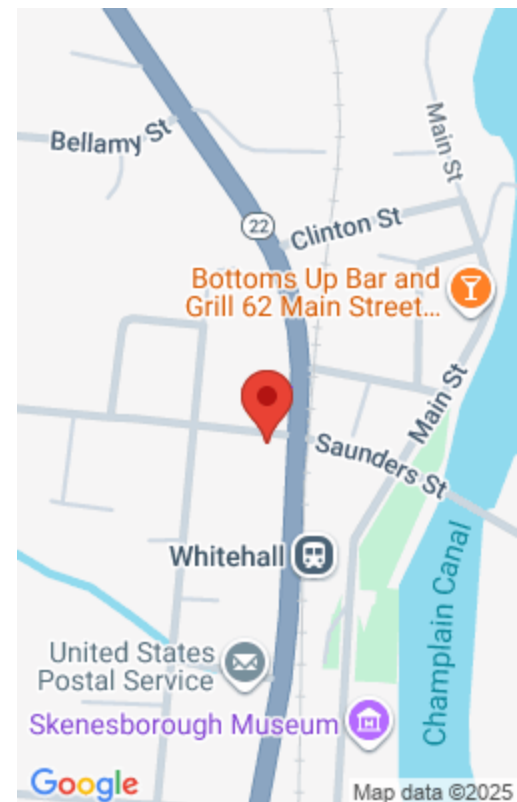
**\$495,000**

## **2023B LANDS END ROAD, WHITEHALL, NY 12887**

<https://fallatigroup.com>

- 0 beds
- Single Family Residence
- Residential
- Active

Possible owner financing on this property that has an approximately 1500 square foot garage capable of holding 4 cars and is insulated and heated on a 137ft X 270ft property. Built in 2002 and ready for conversion into a year round living space. It includes beach rights to the Huletts Beach with very reasonable taxes. Plenty of storage up stairs, it is an easy walk to the beach, golf and boating on Lake George. Tax ID 26.8-3-23



# Basics

**Date added:** Added 2 years ago

**List Office Name:** Howard Hanna

**List Agent Office Phone:** 518-323-5808

**County:** Washington

**Lot Size Acres:** 3.38 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 0 beds

**Year built:** 2009

**MLS ID:** 202329980

**List Agent Email:** richardtimberlake@howardhanna.com

**Days On Market:** 2

**Living Area sqft:** 1100

**Lot Size Dimensions:** 137X270

**Type:** Single Family Residence

**Total Rooms:** 3

**Half baths:** 0 half baths

**Zoning:** Single Residence

# Directions

**Directions:** Rt22 from Whitehall North to Count Road 6, left onto Lands End Road, on your left

# Building Details

**Construction Materials:** Wood Siding

**Basement:** None, Slab, Unfinished

**Architectural Style:** 2 Story, Farm

**Garage Spaces:** 4

**Roof:** Asphalt, Shingle

**Fencing:** None

# Interior Features

**Floor Covering:** Concrete, Wood

**Cooling:** None

**Laundry Features:** None

**Heating:** Forced Air

**Fireplace Features:** Other



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## Exterior Features

<b>Parking:</b> Heated Garage, Off Street, Storage, Workshop in Garage	<b>Exterior Features:</b> None, Other
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 3.38
<b>Lot Features:</b> Secluded, Road Frontage	

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## Amenities & Features

<b>Sewer:</b> None	<b>Water:</b> Dug Well
<b>Electric:</b> Single Phase, 200+ Amp Service	<b>Waterfront Features:</b> Beach Front, Deeded Water Access
<b>Body of Water:</b> Lake George	

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## Additional

<b>Buyer Agency Compensation:</b> 2.50	<b>Sub Agency Compensation:</b> 0.00
<b>Compensation Disclaimer:</b> 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

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$1,509	<b>Tax Block:</b> 3
<b>Tax Lot:</b> 23	<b>Tax Tract:</b> 26.8

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## School Information



**Elementary School:** Whitehall

**High School:** Whitehall

**High School District:** Whitehall

