



**\$899,900**

## **23 HUNA WAY, LOT 14, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Mountains Edge at Lake George is the area's newest community featuring 16 custom-crafted homes on private wooded lots just 1/2 mi. from Million Dollar Beach & the Village. Select from plan options or custom design! Short walk to Ushers Park w/ sandy beach, tennis courts, playground. 1/2 mile from Million Dollar Beach & the Village. Listing Agents are owners. Photos are of a previously built home.

### **Basics**



**Date added:** Added 4 months ago  
**List Office Name:** Cartier Real Estate Group LLC  
**List Agent Office Phone:** 518-339-1534  
**Living Area sqft:** 2353  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 11  
**Half baths:** 1 half bath

**MLS ID:** 202420496  
**List Agent Email:** heather@thecartiergroup.com  
**County:** Warren  
**Lot Size Acres:** 0.47 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 3 beds  
**UnitNumber:** lot 14

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## Directions

**Directions:** Route 9L to Michelli Rd, Left on Huna Way

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Asphalt

**Patio & Porch:** Covered, Porch  
**Attached Garage:** 1  
**Basement:** Full, Unfinished  
**Architectural Style:** Custom

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## Interior Features

**Floor Covering:** Carpet, Hardwood, Tile

**Cooling:** Central Air

**Fireplace:** 1

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

**Heating:** Forced Air, Propane Tank Owned

**Appliances:** Dishwasher, Disposal, Gas Oven, Gas Water Heater, Refrigerator

**Interior Features:** High Speed Internet, Kitchen Island

**Laundry Features:** Main Level

**Bathrooms Total:** 3



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## Exterior Features

**Parking:** Attached, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Wooded

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.47

**View:** Mountain(s), Trees/Woods

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## Amenities & Features

**Utilities:** Underground Utilities

**Electric:** 200+ Amp Service

**Other Equipment:** Grinder Pump

**Water:** Other, Drilled Well

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$98

**HOA Fee Frequency:** Monthly

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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

**Tax Annual Amount:** \$12,000

**Tax Lot:** 15

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 251.20



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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

