



\$325,000

## 2876 RT 9, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Location, Location, Location! Just over a mile from the heart of Lake George Village and its lively main strip, this beautifully updated home offers the ideal opportunity for year-round living, a weekend retreat, or a turnkey investment. Fully renovated, this 2-bedroom, 1.5-bath home features new plumbing, electrical, roof, insulation, and interior finishes—delivering modern peace of mind with classic Adirondack charm. The warm, rustic ambiance creates an inviting atmosphere, while the updated kitchen shines with granite countertops and stainless steel appliances, blending style and function seamlessly. An attached garage and spacious backyard with a fire pit provide the perfect setting for relaxing evenings under the stars. Best of all, the property is approved for Short-Term Rentals, presenting an outstanding income-producing opportunity in this [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 2 months ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 631-708-5249  
**County:** Warren  
**Lot Size Acres:** 0.26 acres  
**Type:** Single Family Residence  
**Total Rooms:** 6  
**Bathrooms:** 2 baths  
**Year built:** 1940

**MLS ID:** 202612135  
**List Agent Email:** wayne.hartard@exprealty.com  
**Days On Market:** 57  
**Living Area sqft:** 684  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 1 half bath

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16580&lang=en-US>

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## Directions

**Directions:** Exit 22, Route 9 heading North (away from Village), house is on right. See sign.

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## Building Details

**Construction Materials:** Wood Siding  
**Attached Garage:** 1  
**Basement:** Finished, Full

**Garage:** 1  
**Garage Spaces:** 1  
**Architectural Style:** Cottage, Ranch

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## Interior Features

**Heating:** Baseboard, Electric  
**Appliances:** Microwave, Oven, Range, Refrigerator  
**Bathrooms Full:** 1

**Cooling:** Window Unit(s)  
**Above Grade Finished Area Source:**  
Public Records



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## Exterior Features

**Parking:** Attached, Off Street

**Lot Size Units:** Acres

**Exterior Features:** None

**Lot Size Area:** 0.26

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## Amenities & Features

**Sewer:** Septic Tank

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$2,282.09

**Tax Lot:** 16.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 238.17

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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

