



**\$3,500,000**

## **2988 LAKESHORE DRIVE, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

- 6 beds
- 5 baths
- Single Family Residence
- Residential
- Pending

Excellent value at this lakefront 5,668 SF, 6 BR, 4.5 bath residence built in 2004 and lightly lived in. The main level features a vaulted great room, lake-facing kitchen/dining wing, and private primary suite with walk-in closets and luxury bath. Upstairs offers 5 BR's (2 w/lakeviews) and 2 baths. Walk-out lower level has open layout w/kitchen and bath – ideal for entertaining. Quality finishes throughout. Waterfront includes 3-season gazebo w/kitchenette & bath, plus rebuilt U-shaped dock w/3 slips and potential for boathouse rebuild (subject to approvals). Situated on 1.35 acres in RCH-LS zone allowing short-term rentals, mins from I-87 and the Village. A rare opportunity to secure waterfront luxury with scale, versatility, and investment upside on Lake George.

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### **Basics**



**Date added:** Added 3 weeks ago

**List Office Name:** Realize Brokers

**List Agent Office Phone:** 518-678-4444

**County:** Warren

**Lot Size Acres:** 1.35 acres

**Type:** Single Family Residence

**Total Rooms:** 19

**Bathrooms:** 5 baths

**Year built:** 2004

**MLS ID:** 202523243

**List Agent Email:** nic@realizebrokers.com

**Days On Market:** 16

**Living Area sqft:** 3868

**Category:** Residential

**Status:** Pending

**Bedrooms:** 6 beds

**Half baths:** 1 half bath

**Zoning:** Mixed

## Directions

**Directions:** I 87 to Exit 22, take left at light onto Lake Shore Dr. - property is on your right.

## Building Details

**Construction Materials:** Clapboard, Vinyl Siding, Wood Siding

**Garage:** 1

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

**Windows:** Window Treatments, Double Pane Windows

**Patio & Porch:** Rear Porch, Deck, Front Porch, Patio

**Garage Spaces:** 2

**Roof:** Asphalt, Composition

**Architectural Style:** Contemporary, Mansion

## Interior Features



**Floor Covering:** Hardwood, Marble, Tile

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet, Solid Surface Counters, Steam Shower, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Crown Molding, Kitchen Island

**Laundry Features:** Laundry Closet, Main Level

**Heating:** Baseboard, Forced Air, Natural Gas, Radiant Floor

**Appliances:** Built-In Gas Oven, Cooktop, Dishwasher, Range Hood, Refrigerator, Washer/Dryer

**Fireplace Features:** Family Room

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 4

## Exterior Features

**Parking:** Detached, Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Views, Cleared, Landscaped, Waterfront

**Exterior Features:** Lighting, Dock

**Lot Size Area:** 1.35

**View:** Mountain(s), Lake

## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Spa:** Jet Tub

**Body of Water:** Lake George

**Sewer:** Holding Tank, Septic Tank, Shared Septic

**Electric:** 200+ Amp Service

**Waterfront Features:** Lake Front

**Security Features:** 24 Hour Security, Carbon Monoxide Detector(s)

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$38,325.06

**Special Listing Conditions:** Standard



# School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

