



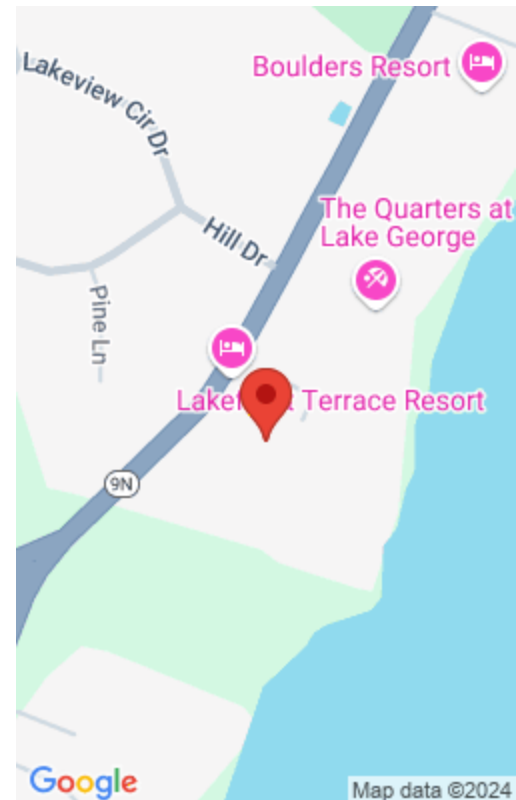
2992 LAKE SHORE DR DRIVE, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Once-in-a-generation opportunity to own a lakefront compound on Lake George. This extraordinary estate boasts two mansion houses, each spanning three luxurious floors and each encompassing 5,668 square feet of refined living space. Built in 2004 with the highest quality, these twin 6-bedroom 4.5-bathroom homes have been meticulously maintained and sparingly used over the years, ensuring they remain in excellent condition. The 2.99-acre property is situated in an amazing location, just off I-87 exit 22, walking distance to Lake George Village. Down by the water are (2) finished gazebos, each equipped with a bathroom, kitchen, and fireplace. Plenty of room for boats with (6) slips spread across a boat house and rebuilt u-shaped dock. Private gated entrance w/(2) garages. Rare opportunity.

\$16,000,000

- 12 beds
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 1 year ago

List Office Name: Realize Brokers

Days On Market: 55

Living Area sqft: 7736

Lot Size Dimensions: 250x560

Type: Single Family Residence

Total Rooms: 20

Half baths: 2 half baths

Zoning: Multi Residence

MLS ID: 202321283

List Agent Email: nic@realizebrokers.com

County: Warren

Lot Size Acres: 2.99 acres

Category: Residential

Status: Active

Bedrooms: 12 beds

Year built: 2004

Directions

Directions: I 87 to Exit 22, property is just off exit on your right, look for hedge row and private gate.

Building Details

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

Garage Spaces: 12

Roof: Asphalt

Architectural Style: 3 Story, Contemporary, Mansion

Patio & Porch: Composite Deck, Deck, Front Porch

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

Property Condition: Updated/Remodeled

Fencing: Perimeter, Privacy

Interior Features



Floor Covering: Hardwood, Marble, Tile

Cooling: Central Air

Fireplace: 2

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

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 10

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: 8

Exterior Features

Parking: Detached, Driveway, Paved

Lot Size Units: Acres

Lot Features: Sloped, Views, Cleared, Landscaped, Waterfront

Exterior Features: Dock

Lot Size Area: 2.99

View: Lake, Water

Amenities & Features

Utilities: Cable Connected

Water: Drilled Well

Waterfront Features: Waterfront Deck

Security Features: Smoke Detector(s), Security System, 24 Hour Security, Carbon Monoxide Detector(s), Closed Circuit Camera(s)

Sewer: Other, Holding Tank, Septic Tank, Shared Septic

Electric: 200+ Amp Service

Body of Water: Lake George

Additional



Buyer Agency Compensation: 1.50

**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

Special Listing Conditions: Standard

Tax Annual Amount: \$78,218.86

School Information

Elementary School: Lake George

High School: Lake George

High School District: Lake George

