



\$699,000

## 30 HILL CREST LANE, 11, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

New Ownership! Location! Location! Newest Maintenance Free, Townhome Community offered by Mahogany Builders! Indulge the senses with this prime Lake George setting! 3/4's of a mile (in walking distance) to Million Dollar Beach and Lake George Village; you are in the center of it all! 1st Fl Primary w/loft, 2 story FMR townhome framed and just 4 month completion. 3 beds, 2.5 baths boasting exceptional time tested quality of construction & amenities. Features include 9 ft ceilings, solid surface counters, cer tile, fireplace, walkout basement, large exterior deck, front porch, 2 car attached gar, exterior stone and more. Whether you want to vacation or live in all-season long, don't miss this opportunity to experience World Class Lake George and Adirondack Region! Photos [...]

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active

### Basics



**Date added:** Added 5 months ago  
**List Office Name:** Coldwell Banker Prime Properties  
**List Agent Office Phone:** 518-466-9700  
**County:** Warren  
**Lot Size Acres:** 0.03 acres  
**Type:** Townhouse  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath

**MLS ID:** 202611274  
**List Agent Email:** jmesko@cbpp.com  
**Days On Market:** 32  
**Living Area sqft:** 1915  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 12  
**Bathrooms:** 3 baths  
**UnitNumber:** 11

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## Virtual Tour

**Virtual Tour:** <https://app.doaudiotours.com/branded?id=16649&lang=en-US>

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## Directions

**Directions:** I87 N to exit 21 to left on 9N to right on 9L to right on Blood Pond to left on Dyer.

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Fiberglass, Shingle

**Patio & Porch:** Pressure Treated Deck, Covered, Front Porch

**Attached Garage:** 1

**Basement:** Bath/Stubbed, Exterior Entry, Full, Interior Entry, Unfinished, Walk-Out Access

**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Vinyl, Wood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Solid Surface Counters, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen

**Laundry Features:** Laundry Room, Main Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Off Street

**Lot Size Units:** Acres

**Lot Features:** Mountain(s), Private, Views, Wooded, Landscaped

**Exterior Features:** Lighting

**Lot Size Area:** 0.03

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

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$385

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Insurance, Maintenance Grounds, Snow Removal

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Other

**Tax Annual Amount:** \$9,000



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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

