



\$585,000

## 30 HILL CREST LANE, 9, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

20K Reduction. Motivated Seller! 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! Colonial Style 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 basements, large exterior decks, front porch, Oversized 1 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
- Single Family Residence, Townhouse
- Residential
- Pending

---

### Basics



**Date added:** Added 8 months ago  
**List Office Name:** Coldwell Banker Prime Properties  
**List Agent Office Phone:** 518-466-9700  
**County:** Warren  
**Lot Size Acres:** 0.03 acres  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 11  
**Bathrooms:** 3 baths  
**UnitNumber:** 9

**MLS ID:** 202522598  
**List Agent Email:** jmesko@cbpp.com  
**Days On Market:** 101  
**Living Area sqft:** 1710  
**Lot Size Dimensions:** .03  
**Type:** Single Family Residence, Townhouse  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath

---

## Directions

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

---

## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Attached Garage:** 1

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

**Doors:** Sliding Doors

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

**Garage Spaces:** 1

**Roof:** Fiberglass, Shingle

---

## 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

---

## Exterior Features

**Parking:** Attached

**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

---

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

**HOA Amenities:** None

---

## Fees

**HOA Fee:** \$306

**HOA Fee Frequency:** Monthly

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

---

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Other

**Tax Annual Amount:** \$8,700



---

## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

