



\$1,149,000

3009 STATE ROUTE 9L, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

GREAT LOCATION & RENTAL INCOME with this triplex home viewing Dunham Bay on Lake George. Three two bedroom apartments. Nice deck outside and enclosed front porch with lake view. Attached garage underneath with a gym room, plus a detached two car garage. Updated bathroom with large walk-in shower. Convenient location and plenty of parking.

- 6 beds
- Triplex
- MultiFamily
- Active

Basics



Date added: Added 1 year ago

List Office Name: Davies-Davies & Assoc Real Est

List Agent Office Phone: 518-796-9068

Lot Size Acres: 0.44 acres

Type: Triplex

Bedrooms: 6 beds

Year built: 1960

MLS ID: 202412451

List Agent Email: dan@daviesrealty.net

County: Warren

Category: MultiFamily

Status: Active

Half baths: 0 half baths

Directions

Directions: From Lake George Village, take 9L to Dunham Bay. Home is on the right.

Building Details

Construction Materials: Other, Brick **Patio & Porch:** Wrap Around, Screened, Composite Deck, Covered, Deck, Enclosed, Front Porch, Glass Enclosed

Attached Garage: 1

Garage Spaces: 2

Basement: None

Roof: Asphalt

Architectural Style: Other

Doors: Sliding Doors, Storm Door(s)

Fencing: None

Interior Features

Floor Covering: Granite, Hardwood, Tile

Heating: Baseboard, Forced Air, Pellet Stove, Propane

Cooling: Central Air, Window Unit(s)

Fireplace Features: Pellet Stove

Interior Features: Solid Surface Counters, High Speed Internet, Steam Shower

Bathrooms Full: 3

Bathrooms Total: 3



Exterior Features

Parking: Attached, Detached, Driveway, Garage, Garage Door Opener, Heated Garage, Off Street, Paved, Under Residence

Lot Size Units: Acres

Lot Features: Level, Landscaped, Views

Exterior Features: Gas Grill

Lot Size Area: 0.44

View: Water, Trees/Woods, Lake, Mountain(s)

Amenities & Features

Sewer: Septic Tank

Electric: Other, 100 Amp Service, 200+ Amp Service

Security Features: Secured Garage/Parking, Smoke Detector(s), Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire Alarm

Water: Other, Drilled Well

Body of Water: Lake George

Fees

Insurance Expense: \$3,112

Additional

Buyer Agency Compensation: 2.50

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: Subject To Tenant Rights, At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$7,984.44

Tax Block: 1

Tax Lot: 74

Tax Tract: 252

School Information

Elementary School: Lake George

High School: Lake George

High School District: Lake George

