



**\$215,000**

**3014 LAKE SHORE DRIVE, 8B, LAKE GEORGE,  
NY 12845**

<https://fallatigroup.com>

- 2 beds
- Condominium
- Residential
- Pending

Best location close to town. 2 bedrooms and a loft, sleeps 6. Stunning condo fully furnished unit. Just bring your groceries. 1/4 ownership comes w/13 weeks per year on a rotating basis. Dock space avail for up to a 30' boat during owned weeks. Year around unit w/gas FP, WiFi & cable. Cherry kitchen, granite counters & stainless steel appliances. Amenities include beach, outdoor pool, hot tub, game room, exercise area & laundry room. Grill near the unit for summer barbecue. HOA \$450. NO PETS.

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## Basics



**Date added:** Added 1 month ago

**List Office Name:** Hunt ERA

**List Agent Office Phone:** 518-417-7324

**County:** Warren

**Lot Size Acres:** 0.01 acres

**Type:** Condominium

**Total Rooms:** 5

**Half baths:** 0 half baths

**UnitNumber:** 8B

**MLS ID:** 202515997

**List Agent Email:** dawn.tuttle@huntrealestate.com

**Days On Market:** 1

**Living Area sqft:** 1500

**Category:** Residential

**Status:** Pending

**Bedrooms:** 2 beds

**Year built:** 1992

## Directions

**Directions:** Directions: Northway (I87) to exit 22, left at light to route 9N. Property 1/4 mile on right. The Quarters at Lake George

## Building Details

**Construction Materials:** Vinyl Siding

**Architectural Style:** Condominium Unit

**Basement:** None

## Interior Features

**Heating:** Forced Air

**Cooling:** Central Air

**Appliances:** Ice Maker, Dishwasher, Electric Oven, Freezer, Microwave, Oven, Range, Range Hood, Refrigerator

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

**Bathrooms Full:** 2

**Bathrooms Total:** 2

## Exterior Features



**Parking:** Paved

**Exterior Features:** Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 0.01

## Amenities & Features

**Sewer:** Septic Tank

**Water:** Public

**Waterfront Features:** Seasonal Access

**Body of Water:** Lake George

**HOA Amenities:** Beach Access, Boat Dock, Lake Access, Recreation Facilities

## Fees

**HOA Fee:** \$450

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Cable TV, Cooling, Electricity, Gas, Heating, Insurance, Maintenance Grounds, Sewer, Snow Removal, Trash, Water

## Financial

**Possession:** At Closing

**Special Listing Conditions:** Fractional Ownership

**Tax Annual Amount:** \$1,000

## School Information

**Elementary School:** Lake George

**High School:** Lake George

**High School District:** Lake George

