



**\$5,595,000**

## **3026 LAKE SHORE DRIVE, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

LAKE GEORGE FAMILY COMPOUND House with 11 cabins & 6 motel rooms with 194' lake frontage with 2 docks on 1.75Acres in Lake George. Main house built in 2001, has 2 Bedrooms, 2.5 Bathrooms, 3 Gas fireplaces, 1st FL laundry. Primary Bedroom suite with balcony, Radiant floor in primary bath with jet tub and walk-in closet. Glass enclosed 3-season sunroom. Detached Garage, plus parking lot for 20+ cars. Tremendous potential with many options!

- 2 beds
- 3 baths
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 7 months ago  
**List Office Name:** Davies-Davies & Assoc Real Est  
**List Agent Office Phone:** 518-796-9068  
**County:** Warren  
**Lot Size Acres:** 1.75 acres  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Bathrooms:** 3 baths  
**Year built:** 2001

**MLS ID:** 202524135  
**List Agent Email:** dan@daviesrealty.net  
**Days On Market:** 179  
**Living Area sqft:** 1944  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 1 half bath

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## Directions

**Directions:** State Route 9 (Canada St) to Veer Right onto Lakeshore Dr, about 0.3 mile past exit 22 on the right #3026.

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Full, Sump Pump

**Windows:** Screens, Bay Window(s), Blinds, Double Pane Windows

**Doors:** French Doors, Mirrored Closet Door(s), Sliding Doors, Storm Door(s)

**Patio & Porch:** Waterfront Deck, Screened, Wrap Around, Awning(s), Composite Deck, Deck, Front Porch, Glass Enclosed

**Garage Spaces:** 2

**Roof:** Shingle

**Architectural Style:** Contemporary

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## Interior Features



**Floor Covering:** Carpet, Wood

**Cooling:** Wall Unit(s), Whole House Fan, Window Unit(s)

**Fireplace:** 3

**Interior Features:** High Speed Internet, Walk-In Closet(s), Wired for Sound, Cathedral Ceiling(s), Ceramic Tile Bath, Kitchen Island

**Laundry Features:** Gas Dryer Hookup, In Bathroom, Laundry Room, Main Level, Washer Hookup

**Heating:** Baseboard, Natural Gas, Radiant Floor

**Appliances:** Dishwasher, Dryer, Freezer, Gas Oven, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Bedroom, Family Room, Gas, Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Circular Driveway, Driveway, Garage Door Opener, Heated Garage, Paved, Stone, Workshop in Garage

**Lot Size Units:** Acres

**Lot Features:** Rolling Slope, Road Frontage, Sprinklers In Front, Sprinklers In Rear, Views, Landscaped, Waterfront

**Exterior Features:** Drive-Paved, Garden, Lighting, Storm Door(s), Dock

**Lot Size Area:** 1.75

**View:** Mountain(s), Lake

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## Amenities & Features

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service, Circuit Breakers

**Waterfront Features:** Lake Front

**Other Equipment:** Dehumidifier

**Water:** Lake

**Spa:** Jet Tub

**Body of Water:** Lake George

**Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)

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## Financial



**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$23,270.80

**Tax Block:** 1

**Tax Lot:** 61

**Tax Tract:** 251.07

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## School Information

**Elementary School:** Lake George

**High School:** Lake George

**High School District:** Lake George

