



**\$992,000**

**32 HUNA WAY, LOT 3, LAKE GEORGE, NY  
12845**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

These plans are already approved to build; save 4 months in the building process! Mountains Edge at Lake George is the area's newest community featuring 16 custom-crafted homes with a Modern Adirondack style on private wooded lots just 1/2 mi. from Million Dollar Beach & the Village. Elevated standard features include hardwood floors, custom kitchen/pantry, spacious primary suite w/ tile shower, walk-in closet. Custom design with Kodiak Construction or many ranch & 2 story floor plans are available to choose from. Short walk to Ushers Park w/ sandy beach, tennis courts, playground. Photos are of similar homes on another site. Listing Agents are owners. Prices are subject to change based on final design plans and material cost fluctuations

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## Basics



**Date added:** Added 7 months ago

**List Office Name:** Cartier Real Estate Group LLC

**List Agent Office Phone:** 518-339-1534

**County:** Warren

**Lot Size Acres:** 0.86 acres

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 4 beds

**Zoning:** Single Residence

**MLS ID:** 202425099

**List Agent Email:** heather@thecartiergroup.com

**Days On Market:** 209

**Living Area sqft:** 2642

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 14

**Half baths:** 1 half bath

**UnitNumber:** lot 3

## Virtual Tour

**Virtual Tour:** <https://mountainsedgeatlakegeorge.com/neighborhood>

## Directions

**Directions:** Route 9L to Michelli Rd. Left onto Huna Way

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Patio & Porch:** Rear Porch, Covered, Front Porch

**Attached Garage:** 1

**Basement:** Full, Unfinished

**Architectural Style:** Custom

## Interior Features



**Floor Covering:** Carpet, Hardwood, Tile

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Grinder Pump, Solid Surface Counters, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Kitchen Island

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

**Bathrooms Total:** 4

**Heating:** Forced Air, Propane Tank Owned

**Appliances:** Dishwasher, Gas Oven, Gas Water Heater, Microwave, Range Hood, Refrigerator

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Attached, Driveway, Paved

**Lot Size Units:** Acres

**Lot Features:** Mountain(s), Wooded, Cul-De-Sac

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.86

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

## Amenities & Features

**Utilities:** Underground Utilities

**Electric:** 200+ Amp Service

**Other Equipment:** Grinder Pump

**Sewer:** Other

**HOA Amenities:** None

## Fees

**HOA Fee:** \$98

**HOA Fee Includes:** Other

**HOA Fee Frequency:** Monthly

## Financial



**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 251.20

**Tax Annual Amount:** \$12,000

**Tax Lot:** 3

**School Information**

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

