



\$7,750,000

3236 LAKE SHORE DRIVE, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Exquisitely designed and newly completed in 2025, this custom-built waterfront estate offers over 6,000 square feet of refined living on 1.08 acres with 120 feet of pristine Lake George frontage. Thoughtfully crafted to capture breathtaking lake views from nearly every room, this modern farmhouse styled home seamlessly blends timeless architecture with high-end finishes and exceptional comfort. The home features 4 spacious en-suite bedrooms, 5 full bathrooms, and 2 half baths, complemented by expansive indoor and outdoor living spaces ideal for both relaxation and entertaining. The main level showcases a stunning great room with soaring ceilings, a double-sided stone fireplace, and walls of glass opening to an expansive 70' long covered porch & two covered screen porches—perfect for enjoying panoramic water views. The [...]

- 4 beds
- 7 baths
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 4 weeks ago

List Office Name: Davies-Davies & Assoc Real Est

List Agent Office Phone: 518-796-9068

County: Warren

Lot Size Acres: 1.08 acres

Type: Single Family Residence

Total Rooms: 12

Bathrooms: 7 baths

Year built: 2025

MLS ID: 202614396

List Agent Email: dan@daviesrealty.net

Days On Market: 1

Living Area sqft: 6000

Category: Residential

Status: Active

Bedrooms: 4 beds

Half baths: 2 half baths

Directions

Directions: State Route 9 (Lakeshore Dr.) to Lake George. House #3236.

Building Details

Construction Materials: Cedar, Drywall, Shingle Siding, Stone

Garage: 1

Garage Spaces: 3

Roof: Asphalt

Architectural Style: Custom, Farmhouse

Patio & Porch: Rear Porch, Screened, Covered, Deck, Front Porch, Patio, Porch

Attached Garage: 1

Basement: Bath/Stubbed, Exterior Entry, Finished, Full, Heated, Interior Entry, Other, Walk-Out Access

Windows: Screens, Wood Frames, Blinds, Double Pane Windows, Insulated Windows

Interior Features



Floor Covering: Tile, Wood

Heating: Other, Hot Water, Propane, Propane Tank Owned, Radiant Floor, Zoned

Cooling: Central Air

Appliances: Ice Maker, Dishwasher, Double Oven, Dryer, Gas Oven, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

Fireplace: 3

Fireplace Features: Basement, Bedroom, Gas, Living Room, Wood Burning

Interior Features: High Speed Internet, Solid Surface Counters, Wet Bar, Wired for Sound, Built-in Features, Cathedral Ceiling(s), Central Vacuum, Eat-in Kitchen, Kitchen Island

Above Grade Finished Area Source: Builder

Laundry Features: Laundry Room, Main Level

Bathrooms Full: 5

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Heated Garage, Other, Paved

Exterior Features: Other, Drive-Paved, Gas Grill, Lighting, Outdoor Bar, Dock

Lot Size Units: Acres

Lot Size Area: 1.08

Lot Features: Private, Sprinklers In Front, Sprinklers In Rear, Views, Landscaped, Waterfront

View: Mountain(s), Lake, Water

Amenities & Features

Utilities: Cable Connected, Underground Utilities

Sewer: Septic Tank

Electric: 200+ Amp Service, Circuit Breakers, Generator

Waterfront Features: Other, Seawall, Beach Front, Lake Front

Body of Water: Lake George

Security Features: Smoke Detector(s), Security System, Security System Owned, Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire Alarm

Financial



Possession: Other

Special Listing Conditions: Standard

Tax Annual Amount: \$33,303

Tax Block: 1

Tax Lot: 11.022

Tax Tract: 238.16

School Information

Elementary School: Lake George

High School: Lake George

High School District: Lake George

