



## 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 [...]

**\$7,750,000**

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



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## Basics

**Date added:** Added 1 month 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

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## Directions

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

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## 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

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## 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

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## 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

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## 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

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## Financial



**Possession:** Other

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$33,303

**Tax Block:** 1

**Tax Lot:** 11.022

**Tax Tract:** 238.16

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## School Information

**Elementary School:** Lake George

**High School:** Lake George

**High School District:** Lake George

