



\$1,194,900

## 3259 LAKE SHORE DRIVE, 3, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Brand new luxury townhouse in The Hamlet at Hearthstone Pointe, now available for short-term rental. This beautifully designed home features an open floor plan with a spacious kitchen and living area offering granite countertops, center island, backsplash, and a dramatic floor-to-ceiling stone fireplace. A door and pass-through window open to the porch, perfect for entertaining. Wet bar with cabinetry and wine rack adds an extra touch of convenience and style. Main level includes a bedroom and full bath with custom closet and steam shower. The primary suite offers a sitting area, custom closet, and steam shower, while a third bedroom with full bath plus additional flexible space is ideal for a home office. Convenient main level laundry room and powder room add [...]

- 3 beds
- 4 baths
- Townhouse
- Residential
- Active

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### Basics



**Date added:** Added 4 months ago  
**List Office Name:** eXp Realty  
**List Agent Office Phone:** 518-232-1460  
**County:** Warren  
**Lot Size Acres:** 0.07 acres  
**Type:** Townhouse  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**UnitNumber:** 3

**MLS ID:** 202612280  
**List Agent Email:** acuginigirard@gmail.com  
**Days On Market:** 73  
**Living Area sqft:** 2406  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 11  
**Bathrooms:** 4 baths  
**Year built:** 2024

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## Directions

**Directions:** North on Lake Shore Dr

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## Building Details

**Construction Materials:** Other, Drywall  
**Garage:** 1  
**Garage Spaces:** 2  
**Roof:** Shingle

**Patio & Porch:** Covered, Porch  
**Attached Garage:** 1  
**Basement:** Full, Unfinished  
**Windows:** Triple Pane Windows

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## Interior Features



**Floor Covering:** Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Other, Paddle Fan, Steam Shower, Walk-In Closet(s), Wet Bar, Built-in Features, Cathedral Ceiling(s), Kitchen Island

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

**Heating:** Forced Air, Propane

**Appliances:** Dishwasher, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater

**Fireplace Features:** Gas, Living Room

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

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Attached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.07

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## Amenities & Features

**Sewer:** Shared Septic

**Electric:** 200+ Amp Service

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

**Water:** Public

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$411

**HOA Fee Includes:** Maintenance Grounds, Sewer, Snow Removal, Trash

**HOA Fee Frequency:** Monthly

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## Financial



**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 238.16

**Tax Annual Amount:** \$4,500

**Tax Lot:** 67

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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

