



\$1,150,000

## 3259 LAKE SHORE DRIVE, UNIT 1, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

The Hamlet at Hearthstone Pointe. Brand new luxury townhouses with fine details throughout. Kitchen/living room open floor plan with granite counters, floor-to-ceiling fireplace, door and pass-thru window to porch. Main level primary bed/bath with walk-in closet and steam shower. Second level bed/bath, full bath and 3rd bedroom. Bonus room. Convenient main level laundry room and half-bath. Custom chandeliers, custom railings, recessed lighting, h/w floors, wood doors, dual-zone AC, double sinks. Full basement. Attached 2-car garage with hot/cold water and gas heater hookup.

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Pending

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### Basics



**Date added:** Added 11 months ago  
**List Office Name:** Davies-Davies & Assoc Real Est  
**List Agent Office Phone:** 518-361-3603  
**Living Area sqft:** 2406  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 11  
**Bathrooms:** 4 baths  
**Year built:** 2025  
**UnitNumber:** Unit 1

**MLS ID:** 202521900  
**List Agent Email:** vogelgator@yahoo.com  
**County:** Warren  
**Lot Size Acres:** 0.07 acres  
**Type:** Single Family Residence  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

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## Directions

**Directions:** From Lake George Village, take Lake Shore Drive (9N) Hearthstone Townhouses are about 1.8 miles on the left.

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## Building Details

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

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



**Possession:** At Closing

**Tax Annual Amount:** \$4,257

**Tax Lot:** 67

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 238.16

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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

