



**\$1,150,000**

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

<https://fallatigroup.com>

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

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.

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### **Basics**



**Date added:** Added 5 days 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

## Directions

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

## 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

## Interior Features



<b>Floor Covering:</b> Hardwood	<b>Heating:</b> Forced Air, Propane
<b>Cooling:</b> Central Air	<b>Appliances:</b> Dishwasher, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater
<b>Fireplace:</b> 1	<b>Fireplace Features:</b> Gas, Living Room
<b>Interior Features:</b> Other, Paddle Fan, Steam Shower, Walk-In Closet(s), Wet Bar, Built-in Features, Cathedral Ceiling(s), Kitchen Island	<b>Above Grade Finished Area Source:</b> Public Records
<b>Laundry Features:</b> Laundry Room, Main Level	<b>Bathrooms Full:</b> 3

## Exterior Features

<b>Parking:</b> Attached, Driveway	<b>Exterior Features:</b> Drive-Paved
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 0.07
<b>Lot Features:</b> Sprinklers In Front, Sprinklers In Rear, Landscaped	

## Amenities & Features

<b>Sewer:</b> Shared Septic	<b>Water:</b> Public
<b>Electric:</b> 200+ Amp Service	<b>HOA Amenities:</b> None
<b>Security Features:</b> Smoke Detector(s), Carbon Monoxide Detector(s)	

## Fees

<b>HOA Fee:</b> \$411	<b>HOA Fee Frequency:</b> Monthly
<b>HOA Fee Includes:</b> Maintenance Grounds, Sewer, Snow Removal, Trash	

## Financial



**Possession:** At Closing

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

**Tax Lot:** 67

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 238.16

## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

