



\$579,000

## 33 JAMES STREET, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

Beautiful remodel right in the heart of Lake George. Just one block up from Canada St and you can walk to the lake, public beach, shops, almost everything! Enjoy the benefits of all the care that was brought to this home. New siding with 1.5' foam board, gutters, windows, doors int&ext, floors, kitchen, quartz countertops real wood cabinets, and stainless steel appliances, bathrooms, fixtures, plumbing (and supply lines). And a brand new 2 car garage with 15x24' space above that can be converted to an apartment (grandfathered in with town). The primary bedroom has 2 gorgeous ceiling fixtures that also are fans! The 3 bedrooms are located on the second floor with a bonus room/office space on the first floor. Both fully remodeled [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active

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## Basics



**Date added:** Added 8 months ago

**MLS ID:** 202527672

**List Office Name:** Hunt ERA

**List Agent Email:** tressa.corlew@huntrealestate.com

**List Agent Office Phone:** 518-307-6927

**Days On Market:** 205

**County:** Warren

**Living Area sqft:** 1680

**Lot Size Acres:** 0.2 acres

**Lot Size Dimensions:** 50x177

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Total Rooms:** 7

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Year built:** 1870

**Zoning:** Single Residence

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## Directions

**Directions:** Route 9 (Canada St) to McGillis, Right on Ottawa Left on James. House on Left

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## Building Details

**Construction Materials:** Vinyl Siding

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

**Garage Spaces:** 2

**Basement:** Unfinished

**Roof:** Asphalt, Metal, Slate

**Property Condition:** Updated/Remodeled

**Architectural Style:** Custom

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## Interior Features

**Heating:** Electric, Natural Gas, Radiant, Steam

**Cooling:** None

**Appliances:** Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, Microwave, Range, Refrigerator

**Interior Features:** Paddle Fan

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

**Laundry Features:** Electric Dryer Hookup, In Basement, Washer Hookup

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Paved, Stone

**Lot Size Units:** Acres

**Lot Features:** Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.2

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## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

**Water:** Public

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

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,276.21

**Tax Lot:** 16.000

**Special Listing Conditions:** Other

**Tax Block:** 3

**Tax Tract:** 251.18

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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

