



**\$399,000**

**347 LAKE TOUR ROAD, LAKE LUZERNE, NY  
12846**

<https://fallatigroup.com>

- 5 beds
- Single Family Residence
- Residential
- Active

Escape to your year-round oasis! Nestled on 3 private acres with over 500 ft of direct waterfront on Lake Luzerne, this 5-bed, 2-bath retreat embraces tranquility. Enjoy chalet-style living with vaulted ceilings, skylights, and a wrap-around deck offering panoramic views. Embrace outdoor adventures with nearby ski mountains for winter thrills and easy access to Lake George and Saratoga Springs for shopping and dining. With a kitchen flowing into the living area, this home invites customization to fulfill your lakeside dreams. Unleash its full potential with a touch of TLC and your creative vision. Sold as is.

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**Basics**



**Date added:** Added 8 months ago  
**List Office Name:** Julie & Co Realty, LLC  
**County:** Warren  
**Lot Size Acres:** 3 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 5 beds  
**Year built:** 1986

**MLS ID:** 202416144  
**List Agent Email:** ErinSRealtor@gmail.com  
**Living Area sqft:** 1232  
**Lot Size Dimensions:** 298.8-1-2  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

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## Directions

**Directions:** I87 to Exit 21, head east on State Route 9N into Lake Luzerne. Take a left onto Read Park Road then a right onto Lake Tour Road. Driveway is on the right, hard to see, on a bend. Small sign that says #347

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## Building Details

**Construction Materials:** Wood Siding

**Patio & Porch:** Wrap Around, Deck

**Basement:** Exterior Entry, Finished, Heated, Interior Entry, Walk-Out Access, Wood Stove

**Roof:** Asphalt

**Windows:** Skylight(s)

**Property Condition:** Fixer

**Architectural Style:** Hillside Ranch, Ranch

**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Tile, Vinyl

**Cooling:** None

**Fireplace:** 2

**Interior Features:** Vaulted Ceiling(s), Built-in Features, Eat-in Kitchen, Kitchen Island

**Laundry Features:** In Basement, In Bathroom

**Bathrooms Total:** 2

**Heating:** Baseboard, Electric, Oil

**Appliances:** Microwave, Range, Refrigerator, Washer/Dryer

**Fireplace Features:** Wood Burning Stove, Basement

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

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Carport

**Lot Size Units:** Acres

**Lot Features:** Other, Level, Sloped, Wooded, Waterfront

**Exterior Features:** None

**Lot Size Area:** 3

**View:** Lake

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Drilled Well

**Waterfront Features:** Lake Front

**Security Features:** Security Service

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

**Body of Water:** Lake Luzerne

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## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,487

**Tax Lot:** -2

**Special Listing Conditions:** Standard

**Tax Block:** -1

**Tax Tract:** 298.8

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## School Information

**Elementary School:** Hadley-Luzerne

**High School District:** Hadley Luzerne

**High School:** Hadley-Luzerne

