



\$649,000

35 TERRACE DRIVE EXT., LAKE LUZERNE, NY 12846

<https://fallatigroup.com>

- 3 beds
- Duplex
- MultiFamily
- Active

Don't miss out on the opportunity to own this beautiful waterfront home! This 2 family home sits directly on 50' of the Hudson River with stunning sunset views. The main unit includes 2 BR's, 2 full BA's, family/craft room, wonderful open LR, DR, kitchen, and a beautiful large sunroom, all with river views. The 1 BR rental apartment includes an open kitchen, LR, dining area, full BA, and loft. The long term tennant helps offset expenses. This parcel also includes an area that is now used as boat and RV storage and has the potential for a garage. This home is located on a dead-end street and within 20 min. to Saratoga Springs and Lake George, making it the ideal spot! Close [...]

Basics



Date added: Added 10 months ago

List Office Name: Welch Group

Days On Market: 1

Living Area sqft: 2892

Lot Size Dimensions: 50 x 113

Type: Duplex

Bedrooms: 3 beds

Year built: 1974

MLS ID: 202413395

List Agent Email: sheriwelch60@gmail.com

County: Warren

Lot Size Acres: 0.56 acres

Category: MultiFamily

Status: Active

Half baths: 0 half baths

Directions

Directions: From East River Dr. to Terrace Dr. to Terrace Dr. Ext.

Building Details

Construction Materials: Vinyl Siding

Basement: Slab

Windows: Garden Window(s), Curtain Rods

Doors: Sliding Doors

Patio & Porch: Patio

Roof: Asphalt

Architectural Style: Traditional

Fencing: None

Interior Features

Floor Covering: Ceramic Tile, Laminate

Cooling: Ductless

Interior Features: Paddle Fan, Jet Tub, Ceramic Tile Bath

Bathrooms Full: 3

Heating: Baseboard, Ductless, Hot Water, Wood, Oil

Fireplace Features: Gas

Laundry Features: Upper Level, Other

Bathrooms Total: 3

Exterior Features



Parking: Driveway

Lot Size Units: Acres

Lot Features: Views, Wooded, Cleared

Exterior Features: Outdoor Furnace

Lot Size Area: 0.56

View: River, Mountain(s)

Amenities & Features

Utilities: Cable Connected

Water: Public

Waterfront Features: Dock, River Front

Other Equipment: Fuel Tank(s)

Sewer: Septic Tank

Electric: 200+ Amp Service

Body of Water: Hudson River

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

Fees

Electric Expense: \$106

Additional

Buyer Agency Compensation: 2.00

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.

Financial

Tax Annual Amount: \$5,423

Tax Lot: 18

Tax Block: 317.

Tax Tract: 1

School Information



Elementary School: Hadley-Luzerne

High School: Hadley-Luzerne

High School District: Hadley Luzerne

