



\$699,000

**3562 3562 LAKE SHORE DRIVE DRIVE, 41,
LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

- 2 beds
- Condominium
- Residential
- Active

A rare opportunity to own in the historically significant Cannon Point Association community. This 2-bedroom condo has all you need for a vacation get away, unparalleled Lake access, and resort-like amenities. Ownership gives you access to 25 acres of one of the most special properties on the shores of Lake George. The historic Manor House constructed in the 1900's and meticulously maintained is the community's center and available for your private events. The recently renovated heated pool offers plenty of sun and fun with expansive views of the surrounding mountains and lake. For the more active lifestyle, tennis, pickle ball and basketball on all newly refurbished courts. Deep water swimming off the swim platform, clean warm water off the private beaches. 24'dock.

Basics



Date added: Added 2 months ago

MLS ID: 202428912

List Office Name: Sherwood Group, LLC

List Agent Email: gregg@resourcepropertymgt.com

List Agent Office Phone:
518-424-7887

County: Warren

Living Area sqft: 1280

Subdivision Name: Cannon Point

Lot Size Acres: 25 acres

Category: Residential

Type: Condominium

Status: Active

Total Rooms: 5

Bedrooms: 2 beds

Half baths: 0 half baths

Year built: 1979

Zoning: Single Residence

UnitNumber: 41

Directions

Directions: Exit 22 off the Northway. Left on Rt 9N (Lake Shore Drive). 3562 Lake Shore Drive turn into property. Follow private road. Unit 41 will be on your left.

Building Details

Construction Materials: Vinyl Siding

Garage Spaces: 1

Basement: None

Roof: Composition

Windows: Aluminum Frames, Blinds, Double Pane Windows

Property Condition: Updated/Remodeled

Architectural Style: Condominium Unit

Doors: Storm Door(s)

Fencing: None

Interior Features



Floor Covering: Carpet, Laminate, Linoleum, Tile

Cooling: Wall Unit(s)

Fireplace: 1

Interior Features: Solid Surface Counters, Other

Laundry Features: In Bathroom

Bathrooms Total: 2

Heating: Electric

Appliances: Dishwasher, Electric Oven, Electric Water Heater, Microwave, Oven, Refrigerator, Washer/Dryer

Fireplace Features: Wood Burning

Above Grade Finished Area Source: Public Records

Bathrooms Full: 2

Exterior Features

Parking: Carport, Paved

Lot Size Units: Acres

Lot Features: Level, Mountain(s), Private, Views, Wooded, Cleared, Cul-De-Sac, Landscaped

Exterior Features: Drive-Paved, Garden, Storm Door(s), Tennis Court(s), Dock

Lot Size Area: 25

View: Mountain(s), Trees/Woods, Lake

Amenities & Features

Utilities: Cable Connected

Sewer: Shared Septic

Water: Lake

Electric: 200+ Amp Service, Circuit Breakers

Pool Features: In Ground

Waterfront Features: Shared, Beach Front, Deeded Water Access, Lake Front

Body of Water: Lake George

HOA Amenities: Beach Access, Boat Dock, Clubhouse, Lake Access

Fees

HOA Fee: \$727.06

HOA Fee Frequency: Monthly

HOA Fee Includes: Maintenance Grounds, Maintenance Structure, Sewer, Snow Removal, Trash, Water



Financial

Possession: At Closing

Tax Annual Amount: \$4,147

Tax Lot: 60

Special Listing Conditions: Estate

Tax Block: 1

Tax Tract: 226.13

School Information

Elementary School: Lake George

High School District: Lake George

High School: Lake George

