



\$675,000

## 3562 LAKE SHORE DRIVE, 35, LAKE GEORGE, NY 12824

<https://fallatigroup.com>

Timing is everything—and now it's your turn. Here is a rare opportunity to stake your claim at Unit 35 in Cannon Point on Lake George. This exceptionally clean and well-maintained one-bedroom, one-bath unit offers approximately 1,000 square feet of comfortable living space and is being sold fully furnished and turnkey. Properties at this price point rarely offer such spectacular northern views up the "throat" of Lake George, highlighting Dome Island and Tongue Mountain. It gets even better. Included with this unique Lake George retreat is a 25-foot dock slip (max of 25ft from bow/appendage to the swim platform or engine) for the post docks, along with access to two sandy beaches, a heated association pool with stunning lake views, kayak launch, fire [...]

- 1 bed
- 1 bath
- Condominium
- Residential
- Active

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### Basics



**Date added:** Added 10 hours ago

**MLS ID:** 202614413

**List Office Name:** Davies-Davies & Assoc Real Est

**List Agent Email:** valerie@daviesrealty.net

**List Agent Office Phone:** 518-361-2785

**Days On Market:** 1

**County:** Warren

**Living Area sqft:** 1000

**Subdivision Name:** Cannon Point

**Lot Size Acres:** 0.01 acres

**Category:** Residential

**Type:** Condominium

**Status:** Active

**Total Rooms:** 7

**Bedrooms:** 1 bed

**Bathrooms:** 1 bath

**Half baths:** 0 half baths

**Year built:** 1976

**UnitNumber:** 35

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## Directions

**Directions:** Lake Shore Drive to 3562 Lake Shore Drive. Turn right along the pickle-ball courts. Look for #35 on the left side. Parking is available on the right side where the carports are.

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## Building Details

**Construction Materials:** Vinyl Siding, Wood Siding

**Garage Spaces:** 1

**Basement:** None

**Roof:** Composition

**Architectural Style:** Condominium Unit, Contemporary

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## Interior Features

**Floor Covering:** Carpet, Tile

**Heating:** Baseboard, Electric, Radiant

**Cooling:** Wall Unit(s), Window Unit(s)

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

**Fireplace:** 1

**Fireplace Features:** Family Room, Wood Burning

**Interior Features:** High Speed Internet, Paddle Fan, Built-in Features

**Above Grade Finished Area Source:** See Remarks

**Laundry Features:** Laundry Closet

**Bathrooms Full:** 1



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## Exterior Features

**Parking:** Carport, Other, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Views, Wooded, Landscaped, Waterfront

**Exterior Features:** Lighting, Tennis Court(s), Dock

**Lot Size Area:** 0.01

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

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## Amenities & Features

**Utilities:** Cable Connected

**Water:** Lake

**Pool Features:** In Ground, Outdoor Pool

**Body of Water:** Lake George

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

**Sewer:** Shared Septic

**Electric:** 200+ Amp Service

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

**HOA Amenities:** Beach Access, Boat Dock, Clubhouse, Lake Access, Recreation Facilities

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## Fees

**HOA Fee:** \$557

**HOA Fee Frequency:** Monthly

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

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,244

**Tax Lot:** 54.000

**Special Listing Conditions:** Other

**Tax Block:** 1

**Tax Tract:** 226.13



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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

