



**\$699,900**

## **374 STATE ROUTE 149, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Sophisticated Adirondack living in this custom contemporary, situated on 2.21-acres in the heart of Lake George. This stunning 3-bedroom, 3-bath home blends sleek design w warm, inviting spaces—offering the ultimate in comfort & style! Step inside to soaring ceilings, light-filled rooms, unique rounded walls, & a luxurious kitchen & spa-inspired baths. Expansive primary suite is a serene retreat, while the finished lower level is an entertainer's dream w a bar & wine room! Outside oasis w an in-ground pool, cabana & guest house for friends & family. Garage space for 6 cars! Sustainably built w a geothermal HVAC system & high-end details throughout! Minutes from schools, marinas, beaches & all the outdoor adventure the Adirondacks are known for! This is more than [...]

### **Basics**



**Date added:** Added 3 months ago

**List Office Name:** Hunt ERA

**List Agent Office Phone:** 518-361-2923

**County:** Warren

**Lot Size Acres:** 2.21 acres

**Type:** Single Family Residence

**Total Rooms:** 11

**Half baths:** 0 half baths

**MLS ID:** 202515627

**List Agent Email:** jennmball@yahoo.com

**Days On Market:** 1

**Living Area sqft:** 3326

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 1965

## Directions

**Directions:** Corner of Oxbow Hill, Glen Lake Road & 149. Please use Driveway off of Oxbow for access.

## Building Details

**Construction Materials:** Other, Drywall

**Garage:** 1

**Garage Spaces:** 6

**Roof:** Shingle

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

**Attached Garage:** 1

**Basement:** Exterior Entry, Finished, Full, Heated, Interior Entry

**Architectural Style:** Contemporary, Custom, Ranch

## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Hardwood

**Cooling:** Geothermal

**Fireplace:** 1

**Interior Features:** Solid Surface Counters, Walk-In Closet(s), Built-in Features, Ceramic Tile Bath, Kitchen Island

**Laundry Features:** Laundry Room

**Bathrooms Total:** 3

**Heating:** Forced Air, Geothermal

**Appliances:** Dishwasher, Range, Range Hood, Refrigerator

**Fireplace Features:** Dining Room, Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Attached, Detached, Driveway, Garage Door Opener, Off Street, Paved, Under Residence

**Lot Size Units:** Acres

**Lot Features:** Corner Lot, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 2.21

## Amenities & Features

**Sewer:** Septic Tank

**Pool Features:** In Ground

**Water:** Other

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,533.36

**Special Listing Conditions:** Standard

## School Information



**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

