



**\$674,900**

## **3884 STATE ROUTE 9L, UNIT 2, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

- 4 beds
- 4 baths
- Townhouse
- Residential
- Active

Location, location, location! This spacious, well maintained townhouse is minutes from everything that makes Lake George a cherished destination. Walk to The Garrison, the lake, beaches, parks, etc! Enjoy ample space for family and friends with 4 large bedrooms and 3.5 baths. The open-concept living area, w/ hardwood floors, flows seamlessly, making it perfect for gatherings or quiet nights in. The beauty of this home lies not just in its prime location, but also in its low-maintenance lifestyle allowing more time to immerse yourself in the wonderful experiences the area has to offer. Embrace the Lake George lifestyle you've always dreamed of in a home that perfectly balances comfort, elegance, and convenience. Being sold fully furnished. Short term rentals permitted here and [...]

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### **Basics**



**Date added:** Added 1 day ago

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

**List Agent Office Phone:** 518-698-6012

**Living Area sqft:** 2480

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**MLS ID:** 202527656

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

**County:** Warren

**Lot Size Acres:** 0.03 acres

**Type:** Townhouse

**Total Rooms:** 12

**Bathrooms:** 4 baths

**Year built:** 2006

## Directions

**Directions:** Take Route 9 to Route 9L. The Overlook at Lake George is on left, just before Beach Rd.

## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Finished, Walk-Out Access

**Patio & Porch:** Deck, Patio

**Garage Spaces:** 1

## Interior Features

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

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Eat-in Kitchen

**Laundry Features:** Laundry Closet, Upper Level

**Heating:** Forced Air, Natural Gas

**Appliances:** Cooktop, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Plans

**Bathrooms Full:** 3



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## Exterior Features

**Parking:** Garage Door Opener, Paved  
**Lot Size Units:** Acres

**Exterior Features:** Drive-Paved  
**Lot Size Area:** 0.03

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## Amenities & Features

**Sewer:** Public Sewer  
**Body of Water:** Lake George

**Water:** Public  
**HOA Amenities:** None

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## Fees

**HOA Fee:** \$1,350

**HOA Fee Frequency:**  
Quarterly

**HOA Fee Includes:** Other, Insurance, Maintenance Grounds,  
Maintenance Structure, Snow Removal, Trash

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$6,001.09

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## School Information

**Elementary School:** Lake George  
**High School District:** Lake George

**High School:** Lake George

