



\$724,900

**513 CANADA STREET, LAKE GEORGE, NY  
12845**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

This completely renovated two story house sits on over 2 acres in a commercial zone just north of Lake George Village. The property could be developed to include up to 6 small cabins that could be used for short term rentals. It is a very convenient location close to all the activities of Lake George. English Brook runs along the front of the property is very picturesque for fishing or splashing about!

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**Basics**



**Date added:** Added 5 months ago  
**List Office Name:** Berkshire Hathaway HomeServices Blake, REALTORS  
**List Agent Office Phone:** 518-796-9814  
**County:** Warren  
**Lot Size Acres:** 2.12 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 4 beds  
**Year built:** 1970

**MLS ID:** 202428283  
**List Agent Email:** jeffandpamyork@gmail.com  
**Days On Market:** 162  
**Living Area sqft:** 1993  
**Lot Size Dimensions:** 320x400x240x320  
**Type:** Single Family Residence  
**Total Rooms:** 11  
**Half baths:** 0 half baths  
**Zoning:** Commercial

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## Directions

**Directions:** Follow Rt 9 north of Lake George Village house is beside new apartment complex just past the Northway entrance ramp

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## Building Details

**Construction Materials:** Vinyl Siding  
**Basement:** Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access  
**Windows:** Screens, Double Pane Windows, Insulated Windows  
**Architectural Style:** Raised Ranch  
**Fencing:** None

**Patio & Porch:** Deck, Patio  
**Roof:** Composition, Shingle  
**Property Condition:** Updated/Remodeled  
**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Laminate, Wood

**Heating:** Electric, Forced Air

**Cooling:** Central Air

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

**Fireplace:** 1

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

**Above Grade Finished Area Source:** Public Records

**Laundry Features:** Laundry Closet, Main Level

**Bathrooms Full:** 2

**Bathrooms Total:** 2

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## Exterior Features

**Parking:** Driveway, Stone

**Exterior Features:** Other, Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 2.12

**Lot Features:** Level, Meadow, Road Frontage, Wooded, Irregular Lot

**View:** Trees/Woods, Water

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service, Circuit Breakers

**Waterfront Features:** Stream

**Body of Water:** English Brook

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

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## Financial

**Possession:** Negotiable, At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$2,653.55

**Tax Block:** 1

**Tax Lot:** 16.000

**Tax Tract:** 251.10



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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

