



\$425,000

## 7 PROSPECT STREET, 31, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

- 3 beds
- Condominium
- Residential
- Pending

Lake George 3 bedroom 2 full bath end unit in the Prospect Heights Condo Association. Nestled below Prospect Mountain, this property offers exterior maintenance-free living, common areas, an in-ground pool, and is conveniently located approximately 3 blocks to Lake George Village's beaches, parks, and popular attractions. The first floor features a refreshed, open plan with a modern kitchen, gas fireplace, bedroom, full bath, bamboo LVT floors throughout, and sliders leading to your private patio. Upstairs, features two additional bedrooms, and a full bath with laundry. HOA amenities include rubbish removal, snow removal, pool maintenance, groundskeeping, and exterior maintenance.

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### Basics



**Date added:** Added 2 weeks ago

**MLS ID:** 202513778

**List Agent Email:** christine.mckee@huntrealestate.com

**Days On Market:** 9

**Living Area sqft:** 1400

**Lot Size Acres:** 0.01 acres

**Type:** Condominium

**Total Rooms:** 11

**Half baths:** 0 half baths

**Zoning:** Single Residence

**Contingency:** Contingent - Continue to Show

**List Office Name:** Hunt ERA

**List Agent Office Phone:** 518-338-5157

**County:** Warren

**Subdivision Name:** Prospect Heights

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1985

**UnitNumber:** 31

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## Directions

**Directions:** Canada Street to Mohican Street to Prospect Street, into Prospect Heights, to the back, end unit #31.

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## Building Details

**Construction Materials:** Drywall, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Composition, Shingle

**Property Condition:** Updated/Remodeled

**Doors:** Sliding Doors

**Patio & Porch:** Patio

**Attached Garage:** 1

**Basement:** Slab

**Windows:** Blinds

**Architectural Style:** Condominium Unit

**Fencing:** None

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## Interior Features



**Floor Covering:** Bamboo, Carpet, Tile

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Vaulted Ceiling(s), Ceramic Tile Bath, Kitchen Island

**Laundry Features:** Electric Dryer Hookup, In Bathroom, Upper Level, Washer Hookup

**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas

**Appliances:** Dishwasher, Dryer, Electric Oven, Electric Water Heater, ENERGY STAR Qualified Appliances, Microwave, Refrigerator, Washer

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cul-De-Sac, Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.01

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Pool Features:** In Ground

**Security Features:** Smoke Detector(s)

**Sewer:** Public Sewer

**Electric:** 150 Amp Service

**HOA Amenities:** Recreation Facilities

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## Fees

**HOA Fee:** \$400

**HOA Fee Frequency:**  
Monthly

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



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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,489

**Tax Lot:** 68

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 264.06

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## School Information

**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

