



\$2,200,000

705 GULL BAY ROAD, PUTNAM STATION, NY 12861

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

Renovated lakefront home comes mostly furnished. Boathouse with plenty of docking, rooftop and lower decks ideal for entertaining, expansive swim area, 105ft of waterfront, superb wide lake, mountain, and sunset views. Tastefully appointed, stunning custom designed kitchen with high end appliances, red birch cabinets, high top seating, granite counter tops. bright and airy living room with cathedral ceiling, hardwood floors and skylight open to dining area with lavish stone fireplace, and office. Plenty of room for all with 4BR, (master en-suite), lower level family room and additional living space, central air. Screen porch, covered deck, patio with brick fireplace for more outdoor enjoyment, lovely landscaping, stone walls, garage. Use of Gull Bay beach, and launch 9/10 mile away.

Basics



Date added: Added 9 months ago
List Office Name: Davies-Davies & Assoc Real Est
List Agent Office Phone: 518-796-4241
Living Area sqft: 2200
Category: Residential
Status: Active
Bedrooms: 4 beds
Year built: 1915

MLS ID: 202415020
List Agent Email: rcw8947@yahoo.com
County: Washington
Lot Size Acres: 0.39 acres
Type: Single Family Residence
Total Rooms: 13
Half baths: 0 half baths
Zoning: Single Residence

Directions

Directions: Route 22 south of Ticonderoga or north of Whitehall to Gull Bay Road. Follow over hill and when you see the lake bare off to the left and follow 9/10 mile to 705 Gull Bay Rd on the left

Building Details

Construction Materials: Shingle Siding, Wood Siding

Garage: 1

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

Windows: Skylight(s), Insulated Windows

Architectural Style: Custom

Fencing: None

Patio & Porch: Screened, Deck

Garage Spaces: 1

Roof: Composition

Property Condition: Updated/Remodeled

Doors: French Doors, Storm Door(s)

Interior Features



Floor Covering: Ceramic Tile, Hardwood, Marble

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Other, Cathedral Ceiling(s), Built-in Features

Laundry Features: Gas Dryer Hookup, Laundry Room, Washer Hookup

Bathrooms Total: 4

Heating: Baseboard, Electric, Forced Air, Propane, Propane Tank Owned

Appliances: Dishwasher, Dryer, Electric Water Heater, Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Wine Cooler

Fireplace Features: Wood Burning

Above Grade Finished Area Source: Builder

Bathrooms Full: 4

Exterior Features

Parking: Driveway, Garage Door Opener, Paved, Under Residence

Lot Size Units: Acres

Lot Features: Road Frontage, Sloped, Views, Irregular Lot, Landscaped

Exterior Features: Drive-Paved, Garden, Gas Grill, Dock

Lot Size Area: 0.39

View: Mountain(s), Lake

Amenities & Features

Utilities: Cable Connected

Water: Lake

Waterfront Features: Lake/River Across Rd, Lake Front

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

Sewer: Septic Tank

Electric: 200+ Amp Service, Circuit Breakers

Body of Water: Lake George

Additional



Buyer Agency Compensation: 2.00

**Sub Agency
Compensation:** 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$12,873

Tax Block: 3

Tax Lot: 5

Tax Tract: 14.11

School Information

Elementary School: Putnam Central

High School: Putnam Central

High School District: Putnam

