



\$979,000

## 74 CHRISTIANA COURT, LAKE GEORGE, NY 12845

<https://fallatigroup.com>

This rustic log cabin is an original in the neighborhood and provides a lakeview and a deeded dock for up to a 22' boat. In this association the buyer could replace the cabin with a new home up to 2000 sq. ft. Village Estates is a homeowner association some of the original cabins have been replaced with beautiful year-round homes.

- 2 beds
- 1 bath
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 8 months ago  
**List Office Name:** Berkshire Hathaway HomeServices Blake, REALTORS  
**List Agent Office Phone:** 518-796-9814  
**County:** Warren  
**Lot Size Acres:** 0.01 acres  
**Type:** Single Family Residence  
**Total Rooms:** 4  
**Bathrooms:** 1 bath  
**Year built:** 1965

**MLS ID:** 202528014  
**List Agent Email:** jeffandpamyork@gmail.com  
**Days On Market:** 13  
**Living Area sqft:** 576  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

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## Directions

**Directions:** From Rt 9N north of Lake George Village turn right into Village Estates follow straight don to lake and make a sharp right to #74

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## Building Details

**Construction Materials:** Log      **Patio & Porch:** Side Porch, Wrap Around, Deck  
**Garage Spaces:** 3      **Basement:** None  
**Roof:** Shingle      **Windows:** Wood Frames  
**Architectural Style:** Log, Ranch      **Fencing:** None

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## Interior Features

**Floor Covering:** Wood      **Heating:** Space Heater  
**Cooling:** Wall Unit(s)      **Appliances:** Electric Oven, Microwave, Refrigerator  
**Interior Features:** Cathedral Ceiling(s), Eat-in Kitchen      **Above Grade Finished Area Source:** Public Records  
**Laundry Features:** None      **Bathrooms Full:** 1



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## Exterior Features

**Parking:** Driveway, Stone    **Exterior Features:** Other, Gas Grill, Lighting, Dock

**Lot Size Units:** Acres    **Lot Size Area:** 0.01

**Lot Features:** Level, Views    **View:** Lake, Water

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## Amenities & Features

**Utilities:** Cable Available

**Sewer:** Shared Septic

**Water:** Public

**Electric:** 100 Amp Service

**Waterfront Features:** Other, Deeded Water Access

**Body of Water:** Lake George

**HOA Amenities:** Beach Access, Boat Dock, Lake Access

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

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## Fees

**HOA Fee:** \$3,163

**HOA Fee Frequency:** Annually

**HOA Fee Includes:** Other, Sewer, Snow Removal, Water

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$5,991.17

**Tax Block:** 1

**Tax Lot:** 31.000

**Tax Tract:** 238.20

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## School Information



**Elementary School:** Lake George

**High School:** Lake George

**High School District:** Lake George

