



\$2,200,000

## LAKE LUZERNE, NY

<https://fallatigroup.com>

Calling all investors and those in search of a sprawling family retreat! Step into the enchanting realm of Painted Pony Ranch, a remarkable dual-lodge estate nestled on 22 acres just 7 miles from Lake George. With Resort-Residential zoning, the possibilities are boundless. The Main Lodge boasts 6 bedrooms, 1 full and 2 half baths, and a top-tier commercial kitchen primed for restaurant operations. Flanked by two majestic stone fireplaces, the lodge offers unparalleled spaces for dining and gathering. The Cowboy Lodge, recently refurbished, features 6 bedrooms and 2 full baths. Both lodges boast expansive front porches overlooking a serene private pond. Ample buildable land invites further development, ensuring endless potential.

- 12 beds
- Single Family Residence
- Residential
- Active

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## Basics



**Date added:** Added 5 months ago  
**List Office Name:** Cedarbridge Realty Inc.  
**List Agent Office Phone:** 518-312-8022  
**County:** Warren  
**Lot Size Acres:** 22.28 acres  
**Type:** Single Family Residence  
**Total Rooms:** 20  
**Half baths:** 2 half baths  
**Zoning:** Multi Residence

**MLS ID:** 202320422  
**List Agent Email:** dave@cedarbridgerealty.com  
**Days On Market:** 130  
**Living Area sqft:** 5780  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 12 beds  
**Year built:** 1960

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## Directions

**Directions:** Northway Exit 21 to Rt 9N. Left on Northwoods Rd, Right on Howe Rd. Property on Left

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## Building Details

**Construction Materials:** Log, Wood Siding **Patio & Porch:** Covered, Front Porch  
**Basement:** Exterior Entry, Walk-Out Access **Roof:** Asphalt  
**Architectural Style:** Log

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## Interior Features

**Floor Covering:** Hardwood

**Cooling:** Central Air

**Fireplace Features:** Basement, Family Room, Wood Burning

**Laundry Features:** Laundry Room

**Bathrooms Total:** 5

**Heating:** Forced Air

**Appliances:** Double Oven, Electric Oven, Range, Range Hood, Washer/Dryer

**Interior Features:** Vaulted Ceiling(s), Cathedral Ceiling(s)

**Bathrooms Full:** 3



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## Exterior Features

**Exterior Features:** Lighting

**Lot Size Units:** Acres

**Lot Size Area:** 22.28

**Lot Features:** Private, Wooded, Cleared

**View:** Pond, Trees/Woods, Creek/Stream

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## Amenities & Features

**Sewer:** Septic Tank

**Water:** Drilled Well

**Electric:** 200+ Amp Service

**Waterfront Features:** Pond, Beach Front, Deeded Water Access

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## Additional

**Buyer Agency**

**Compensation:** 2.50

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

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$15,679

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## School Information

**Elementary School:** Hadley-Luzerne

**High School:** Hadley-Luzerne

**High School District:** Hadley Luzerne

