

746 HOWE ROAD, LAKE LUZERNE, NY 12846

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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 hads
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 years 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

Directions

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

Left

Building Details

Construction Materials: Log, Wood Siding Patio & Porch: Covered, Front Porch

Basement: Exterior Entry, Walk-Out Access **Roof:** Asphalt

Architectural Style: Log

Interior Features

Laundry Features: Laundry Room

Bathrooms Total: 5

Floor Covering: Hardwood **Heating:** Forced Air

Cooling: Central Air Appliances: Double Oven, Electric Oven, Range, Range Hood, Washer/Dryer

Fireplace Features: Basement, Family **Interior Features:** Vaulted Ceiling(s), Cathedral

Room, Wood Burning

Ceiling(s)

Bathrooms Full: 3



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

Amenities & Features

Sewer: Septic Tank **Water:** Drilled Well

Electric: 200+ Amp Service Waterfront Features: Pond, Beach Front, Deeded Water Access

Additional

Buyer Agency Compensation Disclaimer: The listing broker's offer of

Compensation: 2.50 compensation is made only to participants of the MLS where the

listing is filed.

Financial

Special Listing Conditions: Standard **Tax Annual Amount:** \$15,679

School Information

Elementary School: Hadley-Luzerne High School: Hadley-Luzerne

High School District: Hadley Luzerne

