



\$745,000

## 84 PINE ORCHARD ROAD, HAGUE, NY 12836

<https://fallatigroup.com>

This is an amazing opportunity to purchase this beautiful 4 season home in the desirable Lake Forest Homeowners Association including a deeded dock space for a 23 foot boat ( no pontoon boats) and beachfront with lawn and clubhouse. This 3 bedroom 2 bath home has an enclosed sun room with electric heat, new central air and furnace (2022), new roof (2021) an automatic stand by generator and a gas fireplace. It is situated on a 1.15 acre very private lot. Maintenance fee of \$300 annually for the lakefront. There is no HOA fee. The basement is partially finished with insulation and sheetrock installed. On the Hague town sewer.

- 3 beds
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 5 months ago  
**List Office Name:** NLG Realty.com  
**County:** Warren  
**Lot Size Acres:** 1.15 acres  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202418021  
**List Agent Email:** kathi@nlgrealty.com  
**Living Area sqft:** 1624  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1999

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## Directions

**Directions:** North on 9N to Pine Orchard Rd Turn left up the hill to #84 on the right.

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## Building Details

**Construction Materials:** Tex 11 Siding

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asbestos Shingle

**Architectural Style:** Colonial, Custom, Traditional

**Fencing:** None

**Patio & Porch:** Screened, Side Porch, Enclosed, Front Porch

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Partial

**Windows:** Screens, Skylight(s), Wood Frames, Aluminum Frames

**Doors:** Sliding Doors, Storm Door(s)

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## Interior Features



**Floor Covering:** Carpet, Linoleum

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Grinder Pump, High Speed Internet, Paddle Fan, Ceramic Tile Bath

**Laundry Features:** Laundry Closet

**Bathrooms Total:** 2

**Heating:** Baseboard, Forced Air, Propane

**Appliances:** Dehumidifier, Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Water Softener

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Appraiser

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Circular Driveway, Driveway, Garage Door Opener, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Road Frontage, Wooded, Cul-De-Sac, Irregular Lot

**Exterior Features:** Drive-Paved, Garden, Lighting, Storm Door(s), Dock

**Lot Size Area:** 1.15

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Connected

**Water:** Drilled Well

**Waterfront Features:** Deeded Water Access

**Other Equipment:** Fuel Tank(s), Grinder Pump

**Sewer:** Public Sewer

**Electric:** Underground, 200+ Amp Service, Circuit Breakers, Generator

**HOA Amenities:** Boat Dock, Clubhouse, Lake Access, Recreation Facilities

**Security Features:** Secured Garage/Parking, Carbon Monoxide Detector(s)

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## Fees

**HOA Fee:** \$300

**HOA Fee Frequency:** Annually

**HOA Fee Includes:** Maintenance Grounds, Maintenance Structure



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## 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.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,943.39

**Tax Block:** 1

**Tax Lot:** 2.000

**Tax Tract:** 42.12

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## School Information

**Elementary School:** Ticonderoga

**High School:** Ticonderoga

**High School District:** Ticonderoga

