



\$319,000

858 E RIVER DRIVE, LAKE LUZERNE, NY 12846

<https://fallatigroup.com>

- 2 beds
- Cabin
- Residential
- Active

Welcome to Hudson Haven!! Lovingly owned and updated by the current owners since 1987, this charming seasonal camp offers 150' of deep water Hudson River frontage with a virtually brand new aluminum dock system, beautiful sunset views, and more. Two bedrooms on the main level, plus a loft area that the kids all love. Best of all, this charming getaway is just 15 mins from Lake George and 25 minutes from Saratoga Springs. Our customers have made some amazing memories there, now it's your turn!

Basics



Date added: Added 5 months ago
List Office Name: ProRealty of New York Inc
List Agent Office Phone: 518-210-7526
County: Warren
Lot Size Acres: 0.3 acres
Type: Cabin
Total Rooms: 7
Half baths: 0 half baths

MLS ID: 202416684
List Agent Email: cecilprovost@gmail.com
Days On Market: 1
Living Area sqft: 549
Category: Residential
Status: Active
Bedrooms: 2 beds
Year built: 1960

Directions

Directions: From Saratoga or Lake George, take Route 9N to the traffic light in Lake Luzerne (Stewart's on the corner), turn south on East River Drive, 0.9 miles to #858 on the left.

Building Details

Construction Materials: Vinyl Siding
Basement: None
Architectural Style: Camp

Patio & Porch: Wrap Around, Deck
Roof: Metal
Doors: Sliding Doors

Interior Features

Floor Covering: Carpet, Laminate

Cooling: None

Fireplace Features: Electric

Above Grade Finished Area Source:
CRS

Bathrooms Total: 1

Heating: Baseboard, Electric

Appliances: Dishwasher, Electric Water Heater,
Microwave, Range, Refrigerator

Interior Features: High Speed Internet, Paddle Fan,
Eat-in Kitchen

Bathrooms Full: 1



Exterior Features

Parking: Driveway, Off Street

Lot Size Units: Acres

Lot Features: Views, Waterfront

Exterior Features: Lighting, Dock

Lot Size Area: 0.3

View: River, Trees/Woods

Amenities & Features

Sewer: Septic Tank

Waterfront Features: Lake/River Across Rd, River Front, Waterfront Deck

Water: Spring

Body of Water: Hudson River

Additional

Buyer Agency Compensation: 2.50

Sub 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.

Financial

Possession: At Closing

Tax Annual Amount: \$2,292

Tax Lot: 11.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 305.12

School Information

Elementary School: Hadley-Luzerne

High School District: Hadley Luzerne

High School: Hadley-Luzerne

