



**\$369,000**

## **91 MIDDLE ROAD, LAKE GEORGE, NY 12845**

<https://fallatigroup.com>

Welcome to 91 Middle Road, a beautifully maintained two-bedroom, one-and-a-half bath home nestled on 1.3 private, wooded acres in picturesque Lake George, New York. This charming home offers peace, privacy, and the perfect blend of nature and comfort, with being a short distance from all Lake George village and the surrounding Adirondacks has to offer! A brand-new furnace installed in 2025 ensures cozy winters and energy efficiency for years to come. Outside, the property truly shines with three beautiful outbuildings – perfect for hobbies, storage, or transforming into creative spaces. The attached two-car garage adds further functionality and convenience. Don't miss your chance to make this unique property your own!

- 2 beds
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 1 month ago

**List Office Name:** Hunt ERA

**List Agent Office Phone:**  
518-791-3026

**County:** Warren

**Lot Size Acres:** 1.31 acres

**Type:** Single Family Residence

**Total Rooms:** 6

**Half baths:** 1 half bath

**MLS ID:** 202518446

**List Agent Email:** natyssa.barber@huntrealestate.com

**Days On Market:** 3

**Living Area sqft:** 1278

**Category:** Residential

**Status:** Pending

**Bedrooms:** 2 beds

**Year built:** 1973

## Directions

**Directions:** Take Exit 22 off I-87. Take a left on Canada St. Follow to Upper Hubble on your right. Take Upper Hubble a short distance. You will see Middle Rd on your left. It is a very steep hill at the start of the road. Follow until 91 Middle Rd is on your left. Closest cross street is directly across from the driveway, Summit Dr.

## Building Details

**Construction Materials:** Wood Siding

**Garage:** 1

**Garage Spaces:** 2

**Architectural Style:** Ranch

**Patio & Porch:** Pressure Treated Deck, Covered, Deck, Front Porch

**Attached Garage:** 1

**Basement:** Interior Entry, Unfinished

## Interior Features



**Floor Covering:** Carpet, Hardwood, Slate, Vinyl

**Cooling:** None

**Fireplace:** 1

**Interior Features:** Paddle Fan, Eat-in Kitchen

**Laundry Features:** In Basement

**Bathrooms Total:** 2

**Heating:** Oil

**Appliances:** Dishwasher, Dryer, Gas Oven, Microwave, Oven, Range, Range Hood, Refrigerator, Washer

**Fireplace Features:** Wood Burning Stove, Living Room

**Above Grade Finished Area Source:** Appraiser

**Bathrooms Full:** 1

## Exterior Features

**Parking:** Attached, Driveway, Heated Garage, Off Street, Paved, Stone

**Lot Size Units:** Acres

**Lot Features:** Wooded

**Exterior Features:** Barn

**Lot Size Area:** 1.31

**View:** Trees/Woods

## Amenities & Features

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

**Water:** Public

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$2,720

**Special Listing Conditions:** Estate

## School Information



**Elementary School:** Lake George

**High School District:** Lake George

**High School:** Lake George

