



**\$410,000**

## **945 US-9, SCHROON LAKE, NY 12870**

<https://fallatigroup.com>

Welcome to your lakeside haven nestled in the Adirondacks! This stunning townhome offers picturesque lake views and easy access to outdoor activities. Enjoy the gorgeous custom kitchen, deck and fire pit for entertaining. This home offers plenty of space with 3 bedrooms and 3 baths, including 2 primary suites- one with a balcony overlooking the lake! The egress windows, walk out and finished area in the basement add versatility. Conveniently located 5 min. from the Northway, the village, and a beautiful public beach, you'll have quick access to skiing, snowmobiling, boating and fishing. This home is perfect for all seasons, whether relaxing at the beach, entertaining or immersing in the great outdoors! Don't miss out on this turnkey retreat!

- 3 beds
- Townhouse
- Residential
- Active

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### **Basics**



**Date added:** Added 7 months ago

**List Office Name:** Roohan Realty

**County:** Essex

**Lot Size Acres:** 0.24 acres

**Type:** Townhouse

**Total Rooms:** 9

**Half baths:** 1 half bath

**MLS ID:** 202413115

**List Agent Email:** mtorres@roohanrealty.com

**Living Area sqft:** 1672

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 2012

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## Directions

**Directions:** Exit 27, take right. Take a left on Rt 9. The townhouse will be on the left

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## Building Details

**Construction Materials:** Vinyl Siding

**Garage:** 1

**Basement:** Bilco Doors, Finished, Heated, Unfinished, Walk-Out Access

**Windows:** Egress Window

**Doors:** Sliding Doors

**Patio & Porch:** Composite Deck

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Duplex-Side by Side, Townhouse

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## Interior Features

**Floor Covering:** Carpet, Hardwood

**Cooling:** Central Air

**Interior Features:** Walk-In Closet(s), Other, Cathedral Ceiling(s)

**Laundry Features:** In Bathroom

**Bathrooms Total:** 3

**Heating:** Forced Air, Propane

**Appliances:** Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 2



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## Exterior Features

**Parking:** Paved

**Lot Size Units:** Acres

**Lot Features:** Views, Landscaped

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.24

**View:** Mountain(s), Lake

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Sewer:** Public Sewer

**Electric:** Other

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## Additional

**Buyer Agency Compensation:** 2.50

**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

**Tax Annual Amount:** \$4,042

**Tax Lot:** 16.100

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 147.13

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## School Information

**Elementary School:** Schroon Lake Central **High School:** Schroon Lake Central

**High School District:** Schroon Lake

