



*Your Lake George Real Estate Experts!*

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**MLS# - 190745 - Price: \$434,900**

82 Gibbons Rd, Brant Lake, NY

**Description:** Opportunity knocks on this private Brant Lake retreat. Ideal vacation home or reside here year round. Deeded dock complex slip for 17/21 foot boat, plus a pristine association beach for family swimming and relaxation. Extremely well appointed interior finishes and upgrades. Open concept main level. Lot of light and space with ADK appointments. Take advantage of boating, fishing, skiing, snowmobiling, swimming and more from this ideal centralized ADK location. Gore Mountain is a 25 minute drive for skiing. Brant Lake is approximately 5 miles in length with a maximum depth of 65 ft. Ideal fishing lake! Please visit 82 Gibbons today. It offers the entire package and will not disappoint. If interested, this property possesses an excellent rental history to offset expenses.



**Acres:** 1.26

**Property Type:** Residential

**School District:** North Warren

**Water:** Well-Drilled

**Heating System:** Radiant, Stove, Zoned, H/W-Radiant, Radiant-In Floor

**Basement:** Full, Part, Exterior Entry, Interior Entry, Walk Out

**Kitchen:** Eat In

**County:** Warren

**Square Feet:** 1,845

**Bedrooms:** 3

**Estimated Taxes:** \$5,098

**Sewer:** Septic

**Garage:** None

**Exterior:** Cedar, Wood

**Dining Room:** Dining Area

**Cooling:** Window A/C Unit

**Town:** Horicon

**Bathrooms:** 2 Full, 1 Half

**Lake/River:** Brant Lake

**Heat:** Electricity, Liquid Propane, Wood

**Property Style:** 2396

**Exterior Features:** Deck, Porch

**Family Room:** Yes

**Lot Description:** Rolling Hills, Treed/Wooded, Secluded, Garden(s), Road Frontage, Wooded-Partial

**Interior Features:** Paddle Fan, High Speed Internet Acc, Gran/Solid Surf Counters, Blinds, Drapes/Curtains, Dry Wall, W/D Connections



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