



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Gallo Realty ADK Inc.

MLS# - 202321226 - Price: \$379,000

7270 State Route 8 , Brant Lake, NY

Description: Cozy, comfy mid-lake beachfront lake view cottage w/1 bedroom and 1 full bathroom, a spacious LR that includes extra sleeping space/office space & a full kitchen w/ dining table for 6. Both cottage & beach areas are fenced in for child & pet safety. Wooded back yard w/outdoor shower, wildflower gardens, fire pit, a "workshop/ laundry shed" and spacious back yard for cookouts and casual lounging. The waterfront area includes a field stone seawall w/ concrete steps down into a sandy lake. A 40' multi-vessel sectional dock, lounging deck, fire pit & beach chair seating. The 3 season cottage has an emergency generator that powers the well, refrig. micro & lighting. Septic is 1000 gal tank w/ extended leach field. Ideal summer cottage with Beautiful Brant Lake VIEWS!

Acres: 0.1

Bedrooms: 1

Estimated Taxes: \$3,005

Sewer: Septic Tank

Basement: Slab

County: Warren

Town: Horicon

Bathrooms: 1 Full

Lake/River: Brant Lake

Heat: Baseboard, Electric

Exterior: Vinyl Siding

Cooling: Window Unit(s)

Property Type: Residential

School District: North Warren

Water: Drilled Well

Property Style: Cottage

Exterior Features: None, Dock

Parking Spaces: 3



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