



*Your Lake George Real Estate Experts!*

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Listing courtesy of: NY Living Realty

**MLS# - 202325298 - Price: \$74,900**

41 Birch Avenue, Willsboro, NY

**Description:** Welcome to your charming lakeside retreat! This fully furnished 2-bedroom, 1-bathroom mobile home offers well-designed living space, a comfortable interior, and deeded access to the magnificent Lake Champlain. This cozy living space is ideal for relaxation and has a well-laid-out kitchen, which maximizes efficiency, making meal preparation a breeze. Additionally, the property includes a storage shed that has the potential to be transformed into a fantastic man cave. With a little creativity and vision, this space can become your sanctuary. Outside, you'll discover the true jewel of this property: deeded access to Lake Champlain. Don't miss your chance to make this lakeside haven your own--schedule a viewing today.



**Acres:** 0.25

**Bedrooms:** 2

**Estimated Taxes:** \$679

**Sewer:** Septic Tank

**Basement:** None

**County:** Essex

**Interior Features:** Eat-in Kitchen

**Town:** Willsboro

**Bathrooms:** 1 Full

**Lake/River:** Lake Champlain

**Heat:** Forced Air, Propane

**Exterior:** Vinyl Siding

**Cooling:** None

**Property Type:** Residential

**School District:** Willsboro

**Water:** Public

**Property Style:** Mobile Home,  
Single-Wide

**Exterior Features:** None

**Parking Spaces:** 3



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