



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

## **MLS# - 202328216 - Price: \$305,000**

163 Sawmill Drive, Johnstown, NY

**Description:** Nestled on 8.4 acres, this Adirondack inspired home features 3BR/2BA located in the Fonda-Fultonville School District and offers modern comfort in a tranquil setting. Surrounded by nature, the house features large windows, inviting in natural light & showcasing scenic views. The kitchen is adjacent to a large dining area with a pellet stove & large L/R w/beautiful hardwood floors. The first floor primary bedroom includes an ensuite bath & custom closet w/washer/dryer hook-up. Two additional bedroom & loft area are designed for comfort. A partially finished heated pole barn on the property currently has one full bath & plumbed for a second bath which adds versatility, whether used for a workshop, storage, or converted living space. Generac included & powers barn & house.



**Acres:** 8.4

**Bedrooms:** 3

**Estimated Taxes:** \$7,742

**Heat:** Forced Air, Propane

**Exterior:** Cedar

**Cooling:** Central Air

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

**Town:** Mohawk

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Property Style:** Chalet,  
Contemporary, Cottage

**Exterior Features:** Barn, Lighting

**Parking Spaces:** 8

**Property Type:** Residential

**School District:** Fonda-Fultonville

**Sewer:** Septic Tank

**Basement:** Slab

**County:** Montgomery

**Zoning:** Single Residence



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