



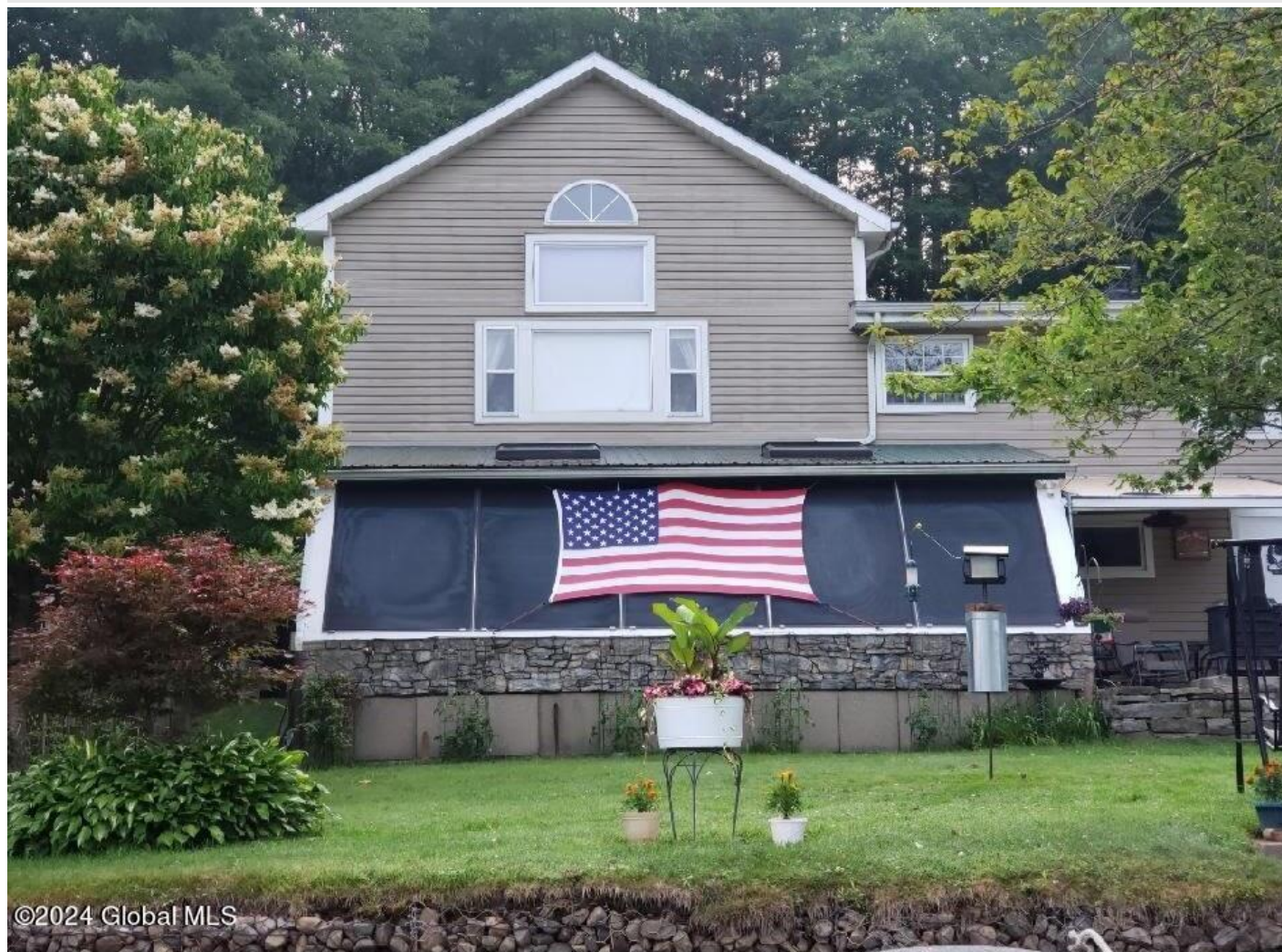
*Your Lake George Real Estate Experts!*

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Listing courtesy of: Welch Group

**MLS# - 202413395 - Price: \$649,000**

35 Terrace Drive Ext. , Lake Luzerne, NY

**Description:** Summer is almost here! Don't miss out on the opportunity to own this beautiful waterfront home! This 2 family home sits directly on 50' of the Hudson River with stunning sunset views. The main unit includes 2 BR's, 2 full BA's, family/craft room, wonderful open LR, DR, kitchen, and a beautiful large sunroom, all with river views. The 1 BR rental apartment includes an open kitchen, LR, dining area, full BA, and loft. The long term tenant helps offset expenses. This parcel also includes an area that is now used as boat and RV storage and has the potential for a garage. This home is located on a dead-end street and within 20 min. to Saratoga Springs and Lake George, making it the ideal spot! Close to several boat launches for summer recreation. Bring your boat, docks included.



**Acres:** 0.56

**Bedrooms:** 3

**Estimated Taxes:** \$5,423

**Sewer:** Septic Tank

**Basement:** Slab

**County:** Warren

**Interior Features:** Paddle Fan,  
Jet Tub, Ceramic Tile Bath

**Town:** Lake Luzerne

**Bathrooms:** 3 Full

**Lake/River:** Hudson River

**Heat:** Baseboard, Ductless, Hot  
Water, Wood, Oil

**Exterior:** Vinyl Siding

**Cooling:** Ductless

**Property Type:** Multi-Family

**School District:** Hadley Luzerne

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** Outdoor  
Furnace

**Parking Spaces:** 2



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