



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Keller Williams Capital Dist

MLS# - 202415059 - Price: \$349,000

57 White Birch Drive, Lake Luzerne, NY

Description: Multiple offers, highest and best due 4/16-9am. Welcome to your move-in ready Cape Cod home with a finished basement and potential 5th bedroom! Enjoy river access and a stone's throw from the public boat launch. Just 15 minutes from West Mountain Ski Area, Lake George, and Adirondack hikes. Relax on the serene screened-in porch in a private lot within a walkable cul-de-sac neighborhood. With deeded shared waterfront access, invite loved ones to savor the fresh Adirondack water and air. South-facing for abundant natural light and a north-facing backyard with a screened-in porch for summer evenings. The sellers have added multiple upgrades and cosmetic renovations, ensuring a modern and comfortable living experience. Low \$150/yr HOA

Acres: 0.62

Property Type: Residential

School District: Hadley Luzerne

Water: Drilled Well

Garage: 4

Exterior: Vinyl Siding

Cooling: Ductless

Interior Features: High Speed
Internet, Walk-In Closet(s),
Kitchen Island

**Below Ground Square
Feet:** 1000

Bedrooms: 5

Estimated Taxes: \$3,689

Sewer: Septic Tank

Property Style: Cape Cod

Exterior Features: Drive-Paved

Parking Spaces: 8

Town: Lake Luzerne

Bathrooms: 3 Full

Lake/River: Hudson River

Heat: Baseboard, Electric, Hot
Water, Oil

Basement: Exterior Entry,
Finished, Full

County: Warren

Zoning: Single Residence



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