



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

**MLS# - 202415500 - Price: \$125,000**

2304 State Highway 10 , Caroga Lake, NY

**Description:** Experience the charm of a cozy cottage year-round, nestled between West and East Caroga Lake in the Adirondacks. This property offers all four seasons of enjoyment. Originally two small bedrooms, now converted into a spacious one. Features include a propane generator, electric and propane gas heating, and a storage garage for snowmobiles, quads, and SXS vehicles. Upgrades include a modern septic system, a dug well, ample parking space, new siding, new water heater, and a cozy interior. Access to West Caroga Lake via Hys Road is deeded and shared with only four other homes. Seller requests pre-qualified buyers or Proof of Funds.



**Acres:** 0.15

**Bedrooms:** 1

**Estimated Taxes:** \$438

**Sewer:** Septic Tank

**Property Style:** Cottage

**Exterior Features:** None

**Parking Spaces:** 3

**Town:** Caroga Lake

**Bathrooms:** 1 Full

**Lake/River:** Caroga Lake

**Heat:** Electric, Propane

**Basement:** Crawl Space

**County:** Fulton

**Property Type:** Residential

**School District:** Wheelerville

**Water:** Dug Well

**Garage:** 1

**Exterior:** Wood Siding

**Cooling:** Window Unit(s)



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