



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna Capital Inc.

## **MLS# - 202415613 - Price: \$370,000**

64 Vanare Lane, Lake Luzerne, NY

**Description:** Welcome to this special Adirondack retreat! Birds, bees, butterflies & beautiful sunsets. This peaceful & private setting is ideally located within 5 minutes to Lake George, 10 minutes to Glens Falls/Queensbury and 30 minutes to Saratoga. Surrounded by great lakes and hiking trails-this is the perfect spot for kayak, canoe & fishing enthusiasts. Deeded lake rights to Lake Vanare. An expansive list of improvements to the home including a new metal roof, appliances, outbuildings, hardscaping, furnace and basement system. Large shed complete with heat, electric and even a chandelier! Inside offers a quaint loft area with enough space to throw down an air mattress for additional guests. Beautiful bath with double bowl vanity, tiled niche and bidet. Fabulous patio in front plus a deck in back.



**Acres:** 0.3

**Bedrooms:** 2

**Estimated Taxes:** \$2,991

**Sewer:** Septic Tank

**Property Style:** Cottage

**Exterior Features:** Drive-Paved,  
Garden

**Parking Spaces:** 3

**Town:** Lake Luzerne

**Bathrooms:** 1 Full

**Lake/River:** Lake Vanare

**Heat:** Forced Air, Propane,  
Propane Tank Owned

**Basement:** Bilco Doors, Exterior  
Entry, Sump Pump

**County:** Warren

**Zoning:** Single Residence

**Property Type:** Residential

**School District:** Hadley Luzerne

**Water:** Drilled Well

**Garage:** 1

**Exterior:** Vinyl Siding

**Cooling:** None

**Interior Features:** High Speed  
Internet, Paddle Fan, Cathedral  
Ceiling(s), Ceramic Tile Bath,  
Crown Molding



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