



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Gallo Realty ADK Inc.

**MLS# - 202415701 - Price: \$324,900**

17 French Road, Schroon Lake, NY

**Description:** Year-round home with deeded access to a quiet sandy beach on the Schroon River right across from the house. Spray foam insulation added below the house, mini-splits on the main level for heat and air-conditioning. (with electric baseboard back-up) Whole house generator, new 2-car garage, outside shower, large fire-pit, terraced deck with solar lighting, 2-new driveways, new pellet stove and much much more. Pellet insert inside for those chilly evenings. River is great for kayaking, tubing, or fishing. Can kayak or canoe the entire way into Schroon Lake for a nice day trip. Large mostly cleared-property to enjoy those sunny days. Make arrangements to see this one before its too late!



**Acres:** 0.87

**Bedrooms:** 3

**Estimated Taxes:** \$2,445

**Sewer:** Septic Tank

**Property Style:** Raised Ranch

**Exterior Features:** Outdoor Shower

**Parking Spaces:** 8

**Town:** Schroon

**Bathrooms:** 1 Full

**Lake/River:** Schroon River

**Heat:** Baseboard, Ductless, Electric, Propane Tank Leased, Wood

**Basement:** Crawl Space, Exterior Entry

**County:** Essex

**Zoning:** Single Residence

**Property Type:** Residential

**School District:** Schroon Lake

**Water:** Well Point

**Garage:** 2

**Exterior:** Wood Siding

**Cooling:** Ductless

**Interior Features:** High Speed Internet, Ceramic Tile Bath



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