



Your Lake George Real Estate Experts!

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Listing courtesy of: Howard Hanna Capital Inc

MLS# - 202617799 - Price: \$1,275,000

229 Houseman Street, Mayfield, NY

Description: One of a kind, direct lakefront home with 171' of shoreline on the Great Sacandaga, plus heated 4 car garage with an apartment above. Beautifully appointed main home is updated throughout and features a custom kitchen with granite counters and backsplash and vaulted ceiling with a skylight and a breakfast bar that opens to the great room. The great room features a two story wall of windows facing the lake as well as a two story stone gas burning fireplace and a bar. The opposite end of the living space features a living room space with a wood burning Quadra-Fire Voyageur Grand insert that will heat the entire home. The first floor also features two bedrooms, one with french doors to the lake, and a ladder to a bunk loft, plus a full bath. The second floor has exclusive space for the master suite which also enjoys a lake view and includes a balcony overlooking the great room below; a master bath with soaking tub & shower, and a private porch. The heated 4 car garage (with 4 openers) is space for all your toys and a secondary space for entertaining, plus the apartment above provides additional accommodations for family and friends, and operates on a separate electric meter. The property has been beautifully landscaped, including a stone patio & firepit, shed and outdoor shower. The exterior features cedar siding and a standing seam roof, new 2020. Sale includes the horseshoe dock pictured. Furnishings negotiable.

Property Features

Acres: 0.4

Town: Mayfield

Bedrooms: 4

School District: Northville

Lake/River: Great Sacandaga Lake

Heat: Electric, Fireplace Insert

Property Style: Chalet

Exterior: Cedar

County: Fulton

Parking Spaces: 12

Above Ground Square Feet: 3548

Property Type: Residential

Bathrooms: 3 Full

Estimated Taxes: \$14,500

Sewer: Septic Tank

Garage: 4

Basement: None

Exterior Features: Drive-Paved, Outdoor Shower

Cooling: Window Unit(s)

Interior Features: High Speed Internet, Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Eat-in Kitchen



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