



Your Lake George Real Estate Experts!

Davies Davies & Associates
P.O. Box 201, Cleverdale, NY 12820
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www.davies-davies.com



Global MLS

Listing courtesy of: KW Platform

MLS# - 202619804 - Price: \$619,000

873 E River Drive, Lake Luzerne, NY

Description: OPEN HOUSE Saturday & Sunday 7/18 & 7/19 11-2pm Riverside Oasis Where Two Rivers Meet! 3 Bdrms | 2 Bath | Year-Round Waterfront Living! Welcome to your dream waterfront retreat! Nestled on the Upper Hudson River at the spectacular confluence of the Sacandaga, & Hudson Rivers, this beautifully updated, turnkey home offers the perfect blend of small-town charm & modern luxury with breathtaking sunset views. Recent Premium Updates Enjoy complete peace of mind, a town-inspected structural & mechanical updates: The Structure: 7 yr old Durable asphalt shingle roof Climate Control: 10 yr old Propane forced-air furnace & 1yr old central A/C The Essentials: Fully updated septic system (3 years old). Parking & Storage: 2-car garage (7 years old) with a dedicated work area. Modern Interior Living Space An airy, open-concept layout features hardwood floors, vaulted ceilings, and recessed lighting. Gourmet Kitchen: White cabinetry, granite countertops, farmhouse sink, & stainless steel appliances (7 years old). Flexible Spaces: Comfortable bedrooms, a bright space for a home office or dressing room, an indoor fitness corner, & fully finished lower-level living area. Unrivaled Outdoor Living Upper Deck: Perfect for outdoor dining & lounging overlooking the water. Waterfront Patio & Dock: Custom stone-stamped patio with a stone sea wall, fire pit, & private boat dock. Adventure: Launch a kayak or tube right from your own backyard! An Unbeatable Location 5 Mins Away: Lake Luzerne, tubing at Tubby Tubes, and rodeo/horseback riding at 1000 Acres Ranch Resort. 20 Mins to Lake George: Cruise boats, amusement parks, outlet



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shopping, & dining. 30 Mins to Saratoga Springs: World-famous Saratoga Race Course, SPAC concerts, fine dining, & Spa State Park.
Recreation: Quick access to West & Gore Mountains for skiing, & bend in the River golf, Top of the World golf. Bay meadows golf Don't miss
this rare opportunity to own a piece of year-round riverfront paradise!

Property Features

Acres: 0.21

Town: Lake Luzerne

Bedrooms: 3

School District: Hadley Luzerne

Lake/River: Hudson River

Heat: Forced Air, Propane

Property Style: Ranch

Exterior: Vinyl Siding

County: Warren

Parking Spaces: 6

Interior Features: High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding, Eat-in Kitchen

Above Ground Square Feet: 1728

Property Type: Residential

Bathrooms: 2 Full

Estimated Taxes: \$5,000

Sewer: Septic Tank

Garage: 2

Basement: Finished, Slab, Walk-Out Access

Exterior Features: Drive-Paved

Cooling: Central Air

Zoning: Single Residence



Daniel Davies
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