



Your Lake George Real Estate Experts!

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Listing courtesy of: Julie & Co Realty LLC

MLS# - 202621108 - Price: \$199,000

139 Hogtown Road, Fort Ann, NY

Description: Dream getaway camp with lake views ready for completion. Tucked away on a quiet nearly one acre lot overlooking lovely Paige Pond, this 2006 built getaway camp offers true tranquility while staying close to the lakes, restaurants and shopping. Originally the dream retreat of a respected Clifton Park builder, it is ready for a new owner to complete the vision, with materials to finish most of the property included in the sale, from cabinetry to fixtures (tools excluded). Inside you will find 1,134 square feet of living space with mixed hardwood floors throughout, a gas fireplace in the main living room, and two full baths featuring a jacuzzi tub on the second floor and a stand up shower on the first. The home is solidly built, with walls framed 12 inches on center, 5/8 inch plywood, R21 wall and R30 ceiling insulation, high end JELD WEN windows roughly 15 years old, and newer insulated exterior doors. Plumbing is roughed in with all PEX and electrical is roughed in, both inspected per the homeowner. A full basement with exterior door houses the washer, dryer and utility sink. Exterior highlights include architectural 40 year shingles, copper dormer flashing, a porch, an outdoor shower, a completed pathway from the driveway, and rear deck grading ready for construction to capture the Paige Pond views. Mechanicals feature a Goodman forced hot air propane furnace, electric heat on the second floor, a 40 gallon GE water heater, 200 amp service, a drilled well at 190 feet, and a 1000 gallon septic tank, all designed to fully winterize within minutes. National Grid electric and AmeriGas propane serve the home, and the driveway accommodates three vehicles. As a Fort Ann resident, you also enjoy access to the Fort Ann Town Beach on Lake George at the end of Pilot Knob Road. A rare chance to finish a quality built camp and make it your own.

Property Features

Acres: 0.92

Town: Fort Ann

Bedrooms: 2

School District: Fort Ann

Sewer: Septic Tank

Property Style: Custom

Exterior: Wood Siding

County: Washington

Parking Spaces: 3

Above Ground Square Feet: 1134

Property Type: Residential

Bathrooms: 2 Full

Estimated Taxes: \$5,377

Heat: Electric, Forced Air, Propane

Basement: Exterior Entry, Full, Interior Entry, Unfinished

Exterior Features: Outdoor Shower

Cooling: None

Zoning: Single Residence



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