



Your Lake George Real Estate Experts!

Davies Davies & Associates
P.O. Box 201, Cleverdale, NY 12820
P: (518) 656-9068 F: (518) 656-9087
www.davies-davies.com



Global MLS

Listing courtesy of: Cleardoor, Inc

MLS# - 202621256 - Price: \$1,499,999

1 Rose Point Lane, Lake George, NY

Description: Rare opportunity to own direct waterfront on Lake George within walking distance of Lake George Village. Situated on a private lane, this classic 4-bedroom, 2-bath lake home offers over 55 feet of direct lake frontage, a private permitted dock, dedicated parking, and an exceptional location adjacent to Million Dollar Beach. Offering approximately 1,500 square feet of living space, the home features multiple gathering areas, lake views, and the timeless charm of a traditional Lake George cottage. Enjoy swimming, boating, fishing, and waterfront living from your own shoreline while being just a short stroll to restaurants, shops, marinas, parks, beaches, and all the attractions the Village has to offer. Whether you're seeking a seasonal retreat, investment property, or future redevelopment opportunity, this property presents exceptional potential in one of Lake George's most desirable waterfront settings. Features include over 55 feet of direct lake frontage, a private permitted dock, 4 bedrooms, 2 full baths, approximately 1,500 square feet of living space, municipal water and sewer, private parking, and an unbeatable waterfront location. Waterfront properties offering private dockage, walkability to the Village, and direct Lake George frontage are rarely available. The home is being sold as is.

Property Features

Acres: 0.2

Town: Lake George

Bedrooms: 4

School District: Lake George

Lake/River: Lake George

Sewer: Public Sewer

Property Style: Cottage

Exterior: Wood Siding

County: Warren

Parking Spaces: 4

Above Ground Square Feet: 1500

Property Type: Residential

Bathrooms: 2 Full

Estimated Taxes: \$9,400

Water: Public

Heat: Forced Air

Basement: Crawl Space

Exterior Features: Other, Dock

Cooling: Central Air

Interior Features: Eat-in Kitchen



Daniel Davies
NYS Licensed Real Estate
Broker GRI, ABR,
RSPS,SRS,C2EX
(518) 656-9068
[Email Agent](#)

