



*Your Lake George Real Estate Experts!*

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Global MLS

Listing courtesy of: Berkshire Hathaway Home Services Blake

## **MLS# - 202621701 - Price: \$937,000**

35 Whitetail Trace, Canaan, NY

**Description:** Spacious 3-Story Berkshire Mountain Retreat Sleeps 16 Fully Furnished Family Home/Turnkey Airbnb Investment. Panoramic views and exceptional space for large families, group getaways, or a turnkey short-term rental investment. Move-in ready. The light-filled main living area features a dramatic wall of windows showcasing the mountain views, a soaring stone fireplace, an open-concept floor plan perfect for entertaining. The kitchen is equipped with granite countertops, custom cherry cabinetry, newer appliances, & a large dining area where everyone can gather. The first-floor primary suite offers comfort and privacy with an oversized bathroom featuring a soaking tub, walk-in shower, bidet, and walk-in closets. An additional first-floor bedroom/office includes a closet, full bath, and sleeper couch. Upstairs you'll find two generous bedrooms with a shared bath, along with an open balcony overlooking the living and dining area below. The finished lower level boasts impressive 12-foot ceilings, two additional bedrooms, two full bathrooms, a large family room, and a recreation area-ideal for guests or extended family. Step outside onto the expansive trex deck and enjoy stunning Berkshire sunsets, entertain around the outdoor fire pit, or take advantage of the large cleared backyard with plenty of room for a future tennis court or in-ground pool. This home is being sold fully furnished and includes numerous extras: Backup generator Two game rooms with handcrafted checkers table, and backgammon, for the adults. And a second room for the kids with basketball shooting and a foosball table among other games. All with a private bathroom. Garage with extra refrigerator, mini refrigerator, air comp portable power tools, radial arm saw, and more. 220-volt outlet for convenient EV. Located just minutes from Queechy Lake, with lake access, excellent restaurants, Tanglewood, Lenox, Stockbridge, Chatham, Williamstown, Hudson & TSP, 190

## Property Features

**Acres:** 8.69

**Below Ground Square Feet:** 2024

**Property Type:** Residential

**Bathrooms:** 5 Full

**Estimated Taxes:** \$9,688

**Heat:** Forced Air, Propane

**Property Style:** Contemporary

**Exterior:** Drywall, Vinyl Siding

**County:** Columbia

**Parking Spaces:** 4

**Interior Features:** Paddle Fan, Cathedral Ceiling(s), Ceramic Tile Bath, Kitchen Island

**Above Ground Square Feet:** 2640

**Town:** Canaan

**Bedrooms:** 6

**School District:** New Lebanon

**Sewer:** Septic Tank

**Garage:** 2

**Basement:** Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

**Exterior Features:** Gas Grill

**Cooling:** Central Air

**Zoning:** Single Residence



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