



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



Listing courtesy of: Hunt Real Estate ERA

MLS# - 202622539 - Price: \$1,500,000

7783 State Route 8, Brant Lake, NY

Description: Welcome to an exceptional year round lakefront retreat where luxury, privacy, and waterfront living come together in one extraordinary property. Perfectly positioned along the shoreline with breathtaking panoramic lake views and unforgettable sunsets, this one-of-a-kind residence offers an unmatched lifestyle designed for those who appreciate both relaxation and recreation. The property features 5 spacious bedrooms and 3.5 bathrooms, with thoughtfully designed living spaces that maximize the stunning water views from both inside and out. Expansive windows fill the home with natural light, while multiple indoor and outdoor gathering spaces create the perfect setting for entertaining or simply unwinding in the peaceful surroundings. A rare and highly desirable feature is the additional carriage house, offering endless possibilities for guests, extended family, a private office, or studio. The impressive heated garage provides approximately 1,875 square feet of space, offering exceptional storage for multiple vehicles, boats, jet skis, kayaks, paddleboards, fishing gear, and all of your lakefront essentials. Abundant parking and generous storage throughout the property make lake living both effortless and convenient. Offering approximately 3,478 square feet of combined living and functional space, including the 1,603-square-foot main residence, carriage house, and heated garage, this property provides exceptional flexibility for year-round enjoyment. Whether you're enjoying your morning coffee as the sun rises over the water, spending the day boating, or ending the evening with spectacular sunsets reflecting across the lake, every moment here feels like a getaway. Opportunities to own a year-round waterfront property of this caliber are rare. Seller disclosures: One living room window requires replacement. The driveway was professionally resealed in 2025. The lake depth is approximately 100 feet at its deepest point near the center of the lake. Airbnb is possible.

Property Features

Acres: 0.75

Below Ground Square Feet: 619

Property Type: Residential

Bathrooms: 2 Full

Estimated Taxes: \$7,516

Sewer: Septic Tank

Garage: 5

Basement: Finished, Full, Walk-Out Access

Exterior Features: Drive-Paved, Lighting, Dock

Cooling: None

Zoning: Single Residence

Above Ground Square Feet: 2204

Town: Horicon

Bedrooms: 3

School District: North Warren

Lake/River: Brant Lake

Heat: Hot Water

Property Style: Custom, Traditional

Exterior: Vinyl Siding

County: Warren

Parking Spaces: 10

Interior Features: High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Built-in Features



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

