



Your Lake George Real Estate Experts!

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Global MLS

Listing courtesy of: Julie & Co Realty LLC

MLS# - 202623340 - Price: \$1,399,999

55 Rockhurst Road, Cleverdale, NY

Description: Best and Final offers due on Friday 8/14 at 4pm. Affordable Lake George Waterfront on Sandy Bay. Sunrise reaches the east side of Lake George first, and at 55 Rockhurst it arrives across 52 feet of Sandy Bay shoreline held by the same owners for twenty five years. A rare thing on this lake: affordable waterfront on the coveted east side. The bay lives up to its name. Morning light on the water, evening calm, and the particular quiet of a peninsula where the road runs out. Days are measured by the light on the water rather than by the clock. Fully renovated in 1997 and built for every season, the home keeps things beautifully simple: two bedrooms, two full baths, a well appointed kitchen, and a main level set above the shoreline so the lake stays in view. Two full baths are a genuine luxury at this size and at this address. The lower level opens directly to the yard, an easy arrangement after a day on the water. It is a footprint that delivers lakefront living without the scale that drives its cost. A gazebo anchors the yard, shaded and ready for afternoon reading or a drink at dusk, with an irrigation system keeping the lawn green through the summer. Waterside, a permitted crib dock measuring 40 by 8 feet makes room for two large boats and the wave runners besides, opening the full expanse of Lake George for cruising, swimming, and sunset rides. A permitted crib dock of that size cannot be added later. Buyers on this lake are usually asked to choose between frontage and price. True lakefront on Sandy Bay is exceptionally rare, and rarer still within reach. Rockhurst addresses pass quietly between generations and seldom reach the open market. Whether kept as a legacy retreat or claimed as a summer escape, 55 Rockhurst offers the essence of east side Lake George living.

Property Features

Acres: 0.1

Town: Queensbury

Bedrooms: 2

School District: Lake George

Lake/River: Lake George

Sewer: Septic Tank

Property Style: Cottage

Exterior: Vinyl Siding

County: Warren

Parking Spaces: 2

Interior Features: Eat-in Kitchen

Above Ground Square Feet: 1550

Property Type: Residential

Bathrooms: 2 Full

Estimated Taxes: \$9,606

Water: Lake

Heat: Baseboard, Electric, Hot Water, Propane

Basement: Finished, Walk-Out Access

Exterior Features: None

Cooling: Window Unit(s)

Zoning: Single Residence



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