



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: Gucciardo Real Estate Group LLC

MLS# - 202623365 - Price: \$599,800

142 Sunnyside N, Queensbury, NY

Description: Escape the crowds without sacrificing convenience at 142 Sunnyside North, where classic Adirondack charm meets modern comfort on the peaceful shores of Lake Sunnyside. Nestled in the foothills of the Adirondacks just minutes from Lake George, this rare waterfront retreat offers 85 feet of private lake frontage on a spring-fed, electric-motor-only lake, delivering the tranquility that has become increasingly difficult to find on shorelines throughout the Southern Adirondacks. Inside, nearly 1,500 square feet of inviting living space blends timeless Adirondack character with a flowing floorplan designed to maximize stunning lake and mountain views. Warm wood-paneled walls create an authentic cabin feel, while the spacious living space invites plenty of natural light and features 2 bedrooms and 1.5 baths. A cozy wood pellet stove and efficient mini-split system provide year-round comfort inside, while the tiered, lakefront deck is the perfect outdoor setting for quiet mornings or entertaining loved ones. Major updates offer exceptional peace of mind, including a new architectural shingle roof, wood pellet stove, well pump (drilled well), and pressure tank (2025), mini-split system (2023), and all windows were updated to energy efficient vinyl around 2010. Finally and most notably with regard to lakeside living in Adirondack communities, the septic system was prof. replaced in 2024 and Town certified thru 2029. Additionally, his parcel includes land directly across the street beside the two-car garage, presenting exciting future building opportunities with town approval. As an added bonus, the pontoon boat and electric motor can be included with the sale. Whether you're looking for a peaceful year-round residence, a weekend escape, or an investment in Adirondack waterfront living, this serene property can be your own private slice of Adirondack paradise-while being mere minutes from Lake George's restaurants, shopping, nightlife, and attractions.

Property Features

Acres: 0.73

Town: Queensbury

Bedrooms: 2

School District: Queensbury

Lake/River: Lake Sunnyside

Heat: Other, Baseboard, Hot Water, Oil, Pellet Stove

Property Style: Ranch

Exterior: Block, Vinyl Siding

County: Warren

Parking Spaces: 4

Interior Features: Eat-in Kitchen

Above Ground Square Feet: 1493

Property Type: Residential

Bathrooms: 1 Full

Estimated Taxes: \$5,899

Sewer: Septic Tank

Garage: 2

Basement: Full, Sump Pump, Unfinished

Exterior Features: Drive-Paved, Dock

Cooling: Wall Unit(s)

Zoning: Single Residence



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

