



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Global MLS

Listing courtesy of: Davies Davies & Associates Real Estate LLC

MLS# - 202623474 - Price: \$1,800,000

2437 Black Point Way, Putnam, NY

Description: A Once-in-a-Generation Opportunity in the Northern Basin of Lake George A rare opportunity has arrived on the pristine Northern Basin of Lake George. Offering an extraordinary 314 feet of premier shoreline, this exceptional waterfront estate combines virtually every feature discerning buyers seek: 180-degree panoramic views, crystal-clear deep water, a sandy swimming area, dockage for up to three boats, nearly one acre of level land, exceptional privacy, parking for up to 12 vehicles, no septic concerns, and a beautifully maintained five-bedroom, three bath Adirondack home. Located at the end of Black Point Way and bordered by protected New York State land, the setting is remarkably private. Wake to spectacular sunrises illuminating Roger's Rock , and end each day with unforgettable sunsets reflecting across the lake. Designed for making lifelong memories, the home offers an updated kitchen, two inviting living spaces, an expansive lakeside porch, multiple balconies, and breathtaking lake views throughout. Warm knotty pine, hardwood floors, and timeless Adirondack character create a welcoming retreat that comfortably sleeps up to fourteen guests while still feeling intimate for a quiet weekend away. Two cantilever docks, expansive waterfront decks, and an exceptional shoreline make boating, swimming, and lakeside entertaining effortless. The lower level offers abundant storage with future potential for additional living space, while the level property provides room for future expansion if desired. Properties with this combination of panoramic views, extensive frontage, sandy swimming, level land, deep-water docking, protected surroundings, and move-in-ready condition rarely become available. This is more than a home--it's a Lake George legacy property to be treasured for generations. Please see the documents within the listing for even more information about this offering.

Property Features

Acres: 1

Town: Putnam

Bedrooms: 5

School District: Putnam

Lake/River: Lake George

Sewer: Public Sewer

Garage: 1

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

Exterior Features: Other, Dock

Cooling: None

Zoning: Single Residence

Above Ground Square Feet: 1824

Property Type: Residential

Bathrooms: 3 Full

Estimated Taxes: \$13,089

Water: Lake

Heat: Forced Air, Oil

Property Style: Contemporary, Craftsman

Exterior: Block, Wood Siding

County: Washington

Parking Spaces: 12

Interior Features: High Speed Internet



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