



# Robert W. Leavitt Inc.

**LEAVITT REALTORS**

*Selling Lake George Real Estate Since 1928*

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## 28 Friends Point Drive S, Hague NY

PROP-170913

Listed by: Linda Boden ABR, CBR, RSPS

Price: \$ 1,475,000.00

Bedrooms: 4

Living Area: 2878

Built In: 1990

Baths: 4

Lot Size: .42

Come see this very special, updated home nestled in the charming community of "Friends Point". This beautiful property has a wonderful perch with lakeside gazebo and covered boathouse overlooking the Waltonian Islands (no wake zone). There are 2 Master Bedroom Suites and 2 more bedrooms with a Jack and Jill bath as well as a modern kitchen, screened porch, and open floor plan with large windows to bring the outside in. The level peninsula offers a yacht club, and easy living for walking, biking, and swimming! Hurry!!!!

- 1st Floor Master
- Association Fees - Snow Removal
- Attic - Storage Only
- Attic Access - Crawl Opening
- Basement - Crawl Space
- Basement - Exterior Entry
- Basement - Partial
- Cathedral Ceiling
- Cooling Type - None
- Lake George
- Lakeview
- Land Features - Landscaped
- Land Features - Partially Cleared
- Land Features - Partially Wooded
- Land Features - Private Road
- LP Tank
- Owned
- Microwave

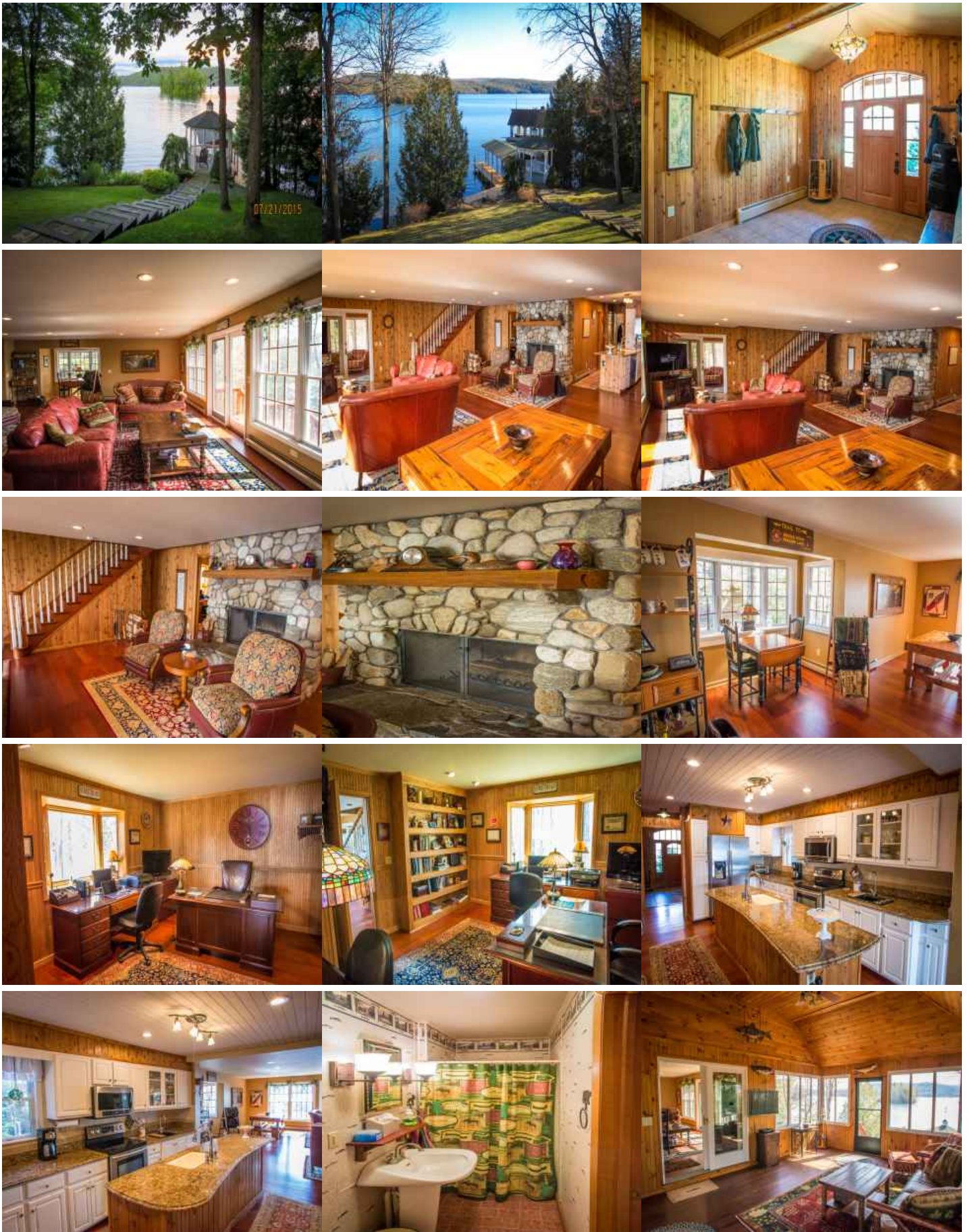


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- Deck
- Dining Features - Dining Area
- Direct Waterfront
- Disposal
- Dry Wall
- Dryer
- Energy Star Appliances
- Exterior Finish - Cedar Shake
- Exterioir Finish - Stone/Brick
- Fireplace - Wood
- Flooring - Ceramic Tile
- Flooring - Hardwood
- Flooring - Marble
- Flooring - Tile
- Flooring - Wall/Wall Carpeting
- Garage - Attached 2-Car
- Garage - Garage Door Opener
- Generator - Automatic
- Granite Countertop
- Heat Distribution - H/W Baseboard
- Heat Distribution - Zoned Heat
- Heat System Source - Oil
- Ice Maker
- Internet - Cable
- Kitchen Features - Modern
- On Demand Hot Water
- Porch
- Refrigerator
- Roof - Asphalt
- Screened Porch
- Set Back Thermostat
- Sewer - Public Sewer
- Skylight
- Smoke Alarm
- Stone Drive
- Stove - Electric
- Stove Top
- Tennis Courts
- Ticonderoga High School
- Walk-In Closets
- Washer
- Water - Well/Drilled
- Water Filtering System
- Water Heater - Oil
- Waterfront - Boathouse
- Waterfront - Dock
- Waterfront - Lakefront
- Waterfront - Level



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