



Robert W. Leavitt Inc.

LEAVITT REALTORS

Selling Lake George Real Estate Since 1928

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3 Polk Drive, Queensbury NY

PROP-180845

Listed by: Linda Boden ABR, CBR, RSPS

Price: \$ 1,599,000.00

Bedrooms: 4

Living Area: 1536

Built In: 1954

Baths: 2

Lot Size: 1.01

LOCATION! Assembly Point level lot with two charming cabins (each has Living Room w/stone fireplace, kitchen, 2 Bedrooms, 1 Bath and large screened porch) currently on the property boasting extraordinary, panoramic views of the "Narrows". There is an excellent rental history for the two properties each with dock. If one would like to tear down the existing structures there is ample land to build your dream house and "with approvals", create your own access, and change the "Norview" house on the point to have access of its own off of Holly Lane. It makes sense to use the footprints of the existing houses as they are grandfathered in close proximity to the water with a possible courtyard in the middle. There is so much potential regarding this prime lakefront property on beautiful Harris Bay. Hurry –it won't last –priced to sell!



- 1st Floor Master
- Attic - Roughed In
- Basement - No Basement
- Blinds
- Cooling Type - None
- Curtain Rods
- Lake George School District
- Paddle Fan
- Refrigerator
- Roof - Composition Shingle

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- Dining Features - Dining Area
- Dining Features - In Kitchen
- Direct Waterfront
- Exterior Finish - Wood
- Exterioir Finish - Stone/Brick
- Fireplace - Wood
- Flooring - Linoleum
- Flooring - Wall/Wall Carpeting
- Flooring - Wood Floor
- Heat System Source - Wood
- Internet - Cable
- Lake George
- Screened Porch
- Sewer - Septic Tank/Leach Field
- Smoke Alarm
- Solid Surface Countertop
- Stone Drive
- Stove - Electric
- Water - Lake/River
- Water Heater - Electric
- Water UV System
- Waterfront - Lake View
- Waterfront - Lakefront
- Waterfront - Stake Dock



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