



**LEAVITT MCCARTHY  
TEAM**



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## 170 Lake Parkway, Lake George NY

PROP-182421

Listed by: Linda Boden ABR, CBR, RSPS

Price: \$ 1,899,000.00

Bedrooms: 4

Living Area: 2421

Built In: 1960

Baths: 3.5

Lot Size: .43

HISTORICAL AND MAGNIFICENT describe the location of the property circa 1891, with the original "dock" and "road" (Iroquois Ln now Crossover Lane) for the use of boats and wagons. This property boasts fabulous western exposure with panoramic sunset views. There is a gentle grassy slope to the water with sandy bottom, covered enclosed boathouse, and 3 dock spaces. The house itself is an open one level floor plan with 3 bedrooms, 2.5 baths, a long glassed-in porch for lake viewing. There is a guest house to the rear with 1 bedroom, 1 bathroom, living area, and an attached garage. The neighborhood is level and perfect for hiking, walking and running. 1/2 acre of central forever wild area is used for extra parking. "Lake George Lore At It's Best!!!"



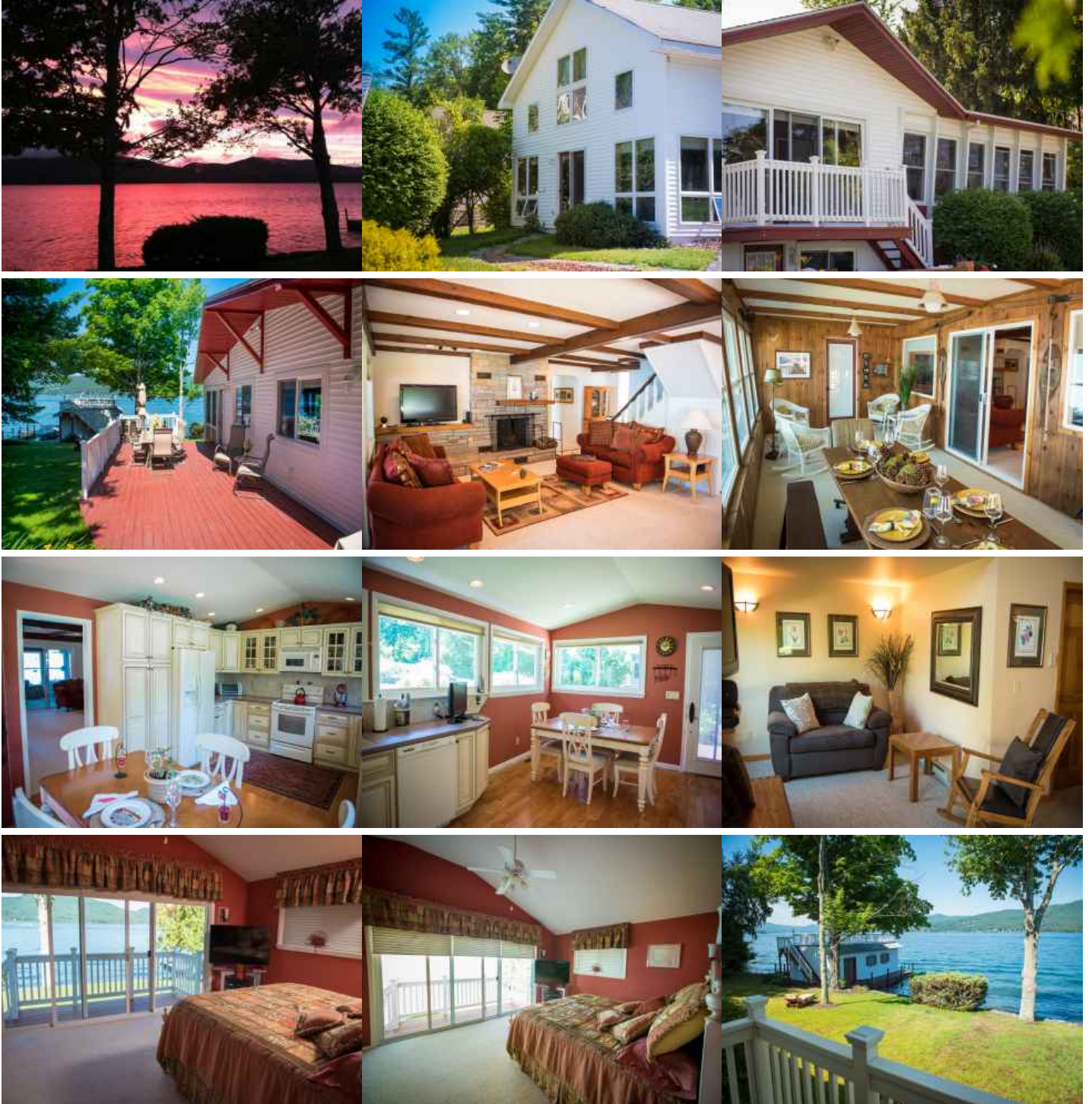
- 1st Floor Master
- Association Fees - Insurance
- Attic - Floored
- Attic - Storage Only
- Attic Access - Crawl Opening
- Basement - Exterior
- Invisible Dog Fence
- Kitchen Features - Country Kitchen
- Kitchen Features - Custom

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Entry	• Lake George
• Basement - Partial	• Lake George
• Basement - Walk Out	School District
• Blinds	• Land Features -
• Cathedral Ceiling	Gently Rolling
• Ceramic Tile Bar	• Land Features -
• Cooling Type -	Landscaped
Central/Electric	• Land Features -
• Deck	Nearly Level
• Dehumidifier	• Land Features -
• Dining Features -	Partially Cleared
Dining Area	• Land Features -
• Dining Features - In	Partially Wooded
Kitchen	• Land Features -
• Direct Waterfront	Road Frontage
• Dishwasher	• Microwave
• Disposal	• Paddle Fan
• Double Oven	• Paneling
• Dry Wall	• Patio
• Dryer	• Porch
• Exterior Finish -	• Privacy Fence
Aluminum Siding	• Refrigerator
• Fence	• Roof - Asphalt
• Fireplace - Wood	• Roof -
• Flooring - Carpet	Composition
• Flooring - Ceramic Tile	Shingle
• Flooring - Hardwood	• Screened Porch
• Flooring - Linoleum	• Sewer - Septic
• Flooring - Wall/Wall	Tank/Leach Field
Carpeting	• Smoke Alarm
• Flooring - Wood Floor	• Solid Surface
• Garage - Attached	Countertop
2-Car	• Stove - Electric
• Garage - Garage Door	• Stove Top
Opener	• Vaulted
• Garage - Workshop	Ceiling
• Heat Distribution -	• Walk-In
Baseboard	Closets
• Heat Distribution -	• Washer
Humidifier	• Water -
• Heat Distribution -	Lake/River
Warm Air	• Water Filtering
• Heat System Source -	System
Electric	• Water Heater -
• Heat System Source -	Electric
Oil	• Water Purifier
• Ice Maker	• Water UV
• Internet - Cable	System
	• Waterfront -
	Boathouse



- Waterfront - Crib Dock
- Waterfront - Lakefront
- Waterfront - Level
- Waterfront - Seawall



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