

Address: 736 Lake Road

City/Town: Bellmont

County: Franklin

Lot Info: 110' Waterfront

.62 acres

Year Built: 2019

Style: Contemporary

School District: Chateaugay

School Tax: \$ 2, 438

Land Tax: 1,764

Deed: Book 2016 Page 687

Water: Artesian

Electric: 200 amps

Sewer: Private

Kitchen: 15' x 14'

Living Room: 22' x 13'

Bedroom: 22' x 12'

Bedroom: 22' x 18'

3 Season Sunroom 26' x 10'

Outside Top Deck 12' x 10'

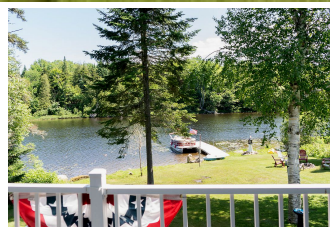
Outside Bottom Deck 12' x 10'

Garage: 40' x 30'

Carport

Unexpected Miracle Year-Round Living on Chateaugay Lake

\$399,000



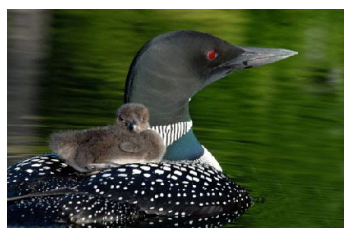
736 Lake Road Bellmont, New York

Features Include: Year round home-110' Waterfront

Beautiful, newly constructed home. Sits on the Chateaugay Lake outlet with quick and easy boat access to Lower and Upper Chateaugay Lakes. Two bedrooms, 2 1/2 baths with marble vanities, stainless appliances, granite kitchen countertops and multiple outdoor entertaining areas including a hot tub and a gas fire pit. This 1620 square foot fully furnished property has a two-car heated garage, paved driveway, fully automatic generator, an artesian well and boat dock. A 20-foot pontoon boat and golf cart are both available separately. Imagine enjoying your morning coffee on your private deck or relaxing year-round under the stars while soaking in the large hot tub. Minutes from a 36-hole Robert Trent Jones golf course and Titus Mountain Ski area. Lake Placid, NY and Montreal Quebec, Canada are just sixty miles away, certainly adding value to this home.

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LAPOINT REALTY, INC.