

# Adirondack Luxury on the Shoreline

## 2643 Route 374, Chazy Lake

### \$709,000



Discover the perfect blend of rustic elegance and modern comfort in this beautifully updated, fully furnished 4-bedroom lakefront home, nestled on 1.5 private acres with 101 feet of pristine Chazy Lake shoreline.

Tucked into a peaceful bay, this home offers panoramic lake views from every room, creating a seamless connection to the outdoors year-round.

Thoughtfully designed for both relaxation and entertaining, the interior boasts:  
Rich hickory cabinetry,  
Granite and porcelain countertops,  
New bathroom vanities,  
Karndean wood-look tile flooring,  
Indoor radiant heat,  
High-end appliances, lighting, and furnishings from Pier One and Owl's Head Rustics,  
Adirondack Room

Gather around the cozy propane fireplace, or step onto the expansive new lakeside deck. Perfect for summer entertaining, morning coffee, or quiet evenings under the stars.

Outside, the private dock offers direct access to the crystal-clear waters of Chazy Lake—ideal for boating, fishing, or simply enjoying the peaceful Adirondack setting. The roof was replaced just 3 years ago, ensuring worry-free ownership.

Whether you're seeking a year-round residence or a seasonal escape, this exceptional property delivers the best of lake life. Conveniently located just one hour from Montreal and Lake Placid, and minutes to local golf courses, this is your gateway to Adirondack waterfront living.

Lot Info: 1.5 acre  
Waterfront: 101'  
Year Built: 2008/Updates  
Style: Cape Cod  
Siding: Log Cabin Exterior  
School District: Northern ADK  
School Tax: 4,986.49  
Land Tax: 3,132.58  
Deed: Book: 20162 Page 82791

Water: Well  
Electric: 200 amp  
Heat: 1st floor: In-floor  
Heat: 2nd floor: Baseboard  
Fire Place: Propane  
Sewer: Private Septic  
Foundation: Slab  
Adirondack Room  
Deck, Storage Shed

Sq. Footage: 2,242  
Full Bath: 2, Half Bath: 1  
Living Room: 20' x 18'  
Kitchen: 13' x 12'  
Dining Room: 13' x 13'  
Master Bedroom: 16' x 11'  
Bedroom 2: 20' x 10'  
Bedroom 3: 20' x 10'  
Bedroom 4: 15' x 14'

