

**FOR  
SALE**

# 3567 Echo Bay Lane

Lake George, NY



***Live on the Water with Southern Exposure!  
Build your dream home or keep it cozy!***

- Beautiful three season camp, ready to go for the summer! Amazing waterfront!
- Lots of parking, available additional deeded lot, available guest house.
- 9350 sq ft lot.
- 997 sq feet of living space.
- Southern exposure! Sun all day!
- Protected Bay for swimming and keeping your boating toys safe from the wake!
- Great swimming area for kids and adults!
- Watch everything from the amazing boat house!

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Denise Riccardi-Bagramian**  
Property Manager/  
NYS Licensed Real Estate  
Salesperson  
Office: 518-462-7419 x203  
Cell: 518-729-8604

**Deborah Pauley Hoelzli**  
NYS Licensed  
Associate Broker  
Office: 518-462-7491  
Cell: 518-986-6713

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**\$1,250,000**



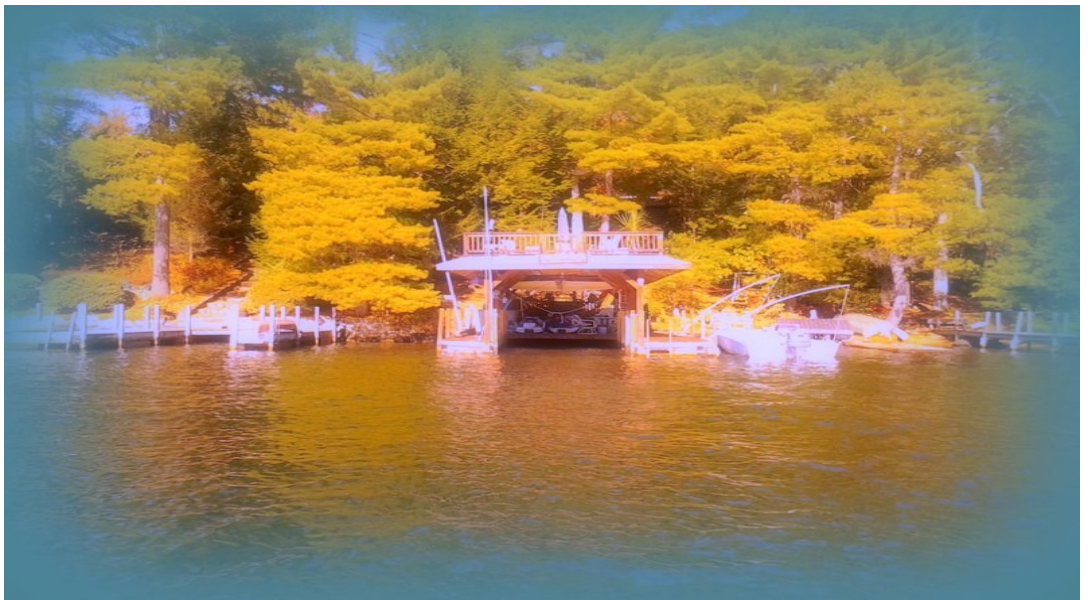
**Adding Value Through Professional Real Estate Services**

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
Readers are advised to investigate and verify same prior to entering into a transaction.

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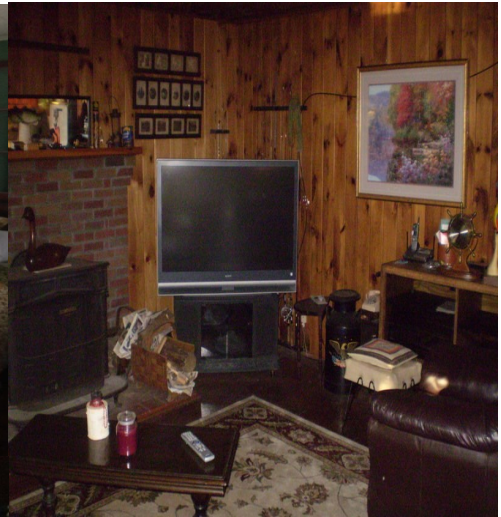
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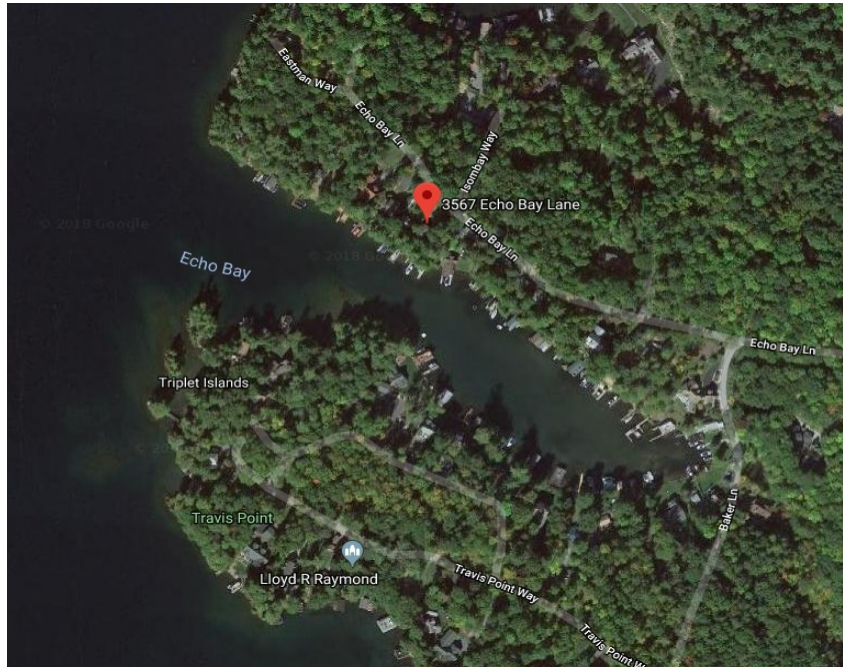
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## PROPERTY DETAILS

- You can't beat the views from this Adirondack cottage, located directly on Lake George in coveted Echo Bay. Two story boat house with upper deck for sunning and shaded area beneath. Sandy swimming area and deep water off end of dock. Seasonal cottage with open living area, wood fireplace and recently renovated bath. 1st floor bedroom and additional 3 sleep areas on 2nd floor. Large Screen porch with dining area and direct lake view. Enjoy as is, or build your dream home here! Possible Owner financing .
- This is the beauty of living in this Lake George community and the memories you will share. Echo Bay is a protected bay where your family will enjoy water activities without the worry of heavy boat traffic and rough waves, which also protects your boats. Its just a great location, conveniently located with plenty to do. There are multiple NYS hiking trails minutes away, amusement parks, shopping and great restaurants nearby, and by boat too.



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