



982 ROUTE 636

MLS® #: NB098314

WELCOME

T O Y O U R N E W H O M E

Rare opportunity to own three separate dwellings with water frontage on Lake George. This 1-acre lot with approx 150 feet of water frontage offers the epitome of lakeside living, presenting a harmonious blend of rustic charm and modern comfort.

Step into the main residence, where panoramic views of the glistening lake greet you at every turn. This architectural masterpiece boasts three bedrooms, two bathrooms, and an open-concept layout that is highlighted by a wall of windows overlooking the lake. Impeccable craftsmanship and finishes define every corner, from the chef's kitchen with top-of-the-line appliances to the elegant living area adorned with a propane fireplace, perfect for cozy evenings by the fire. Entertain guests or relax on the expansive back deck that overlooks the lake.

Next to the main home on the waterfront, you will find Tucked away amidst towering pines, the charming 18x24 cabin beckons with its rustic allure and timeless appeal. Whether used as extra living space or perhaps an investment opportunity this cozy haven provides endless possibilities for relaxation and inspiration.

Adjacent to the main residence, discover the inviting granny suite with an attached garage, offering a private haven for guests or extended family members. Complete with its own kitchen, living area, two bedrooms, and bathroom/laundry, this self-contained retreat ensures comfort and independence while still being part of the cherished lakeside community.





STUNNING MAIN HOME

The primary residence includes an open-concept living space with a wood ceiling, a full wall of windows overlooking the lake, and shiny hardwood flooring. The perfect spot to enjoy time with friends and family all year round.



PERFECT KITCHEN

Not to be outdone by the marvellous views, this kitchen is fully equipped with modern appliances, plenty of storage, and an L-shaped island with bar seating. Cook and bake together with ease.

OUTDOOR DREAM

This brings all new meaning to a home "on the water." The expansive deck space is an extension of the home with a seating area, dining area, and a cutout spot for a hot tub overlooking the lake.



THREE-IN-ONE

The large driveway connects all three buildings: the main home, cottage, and garage with an in-law suite. Invite friends for a vacation or rent out the extra units for some extra money.

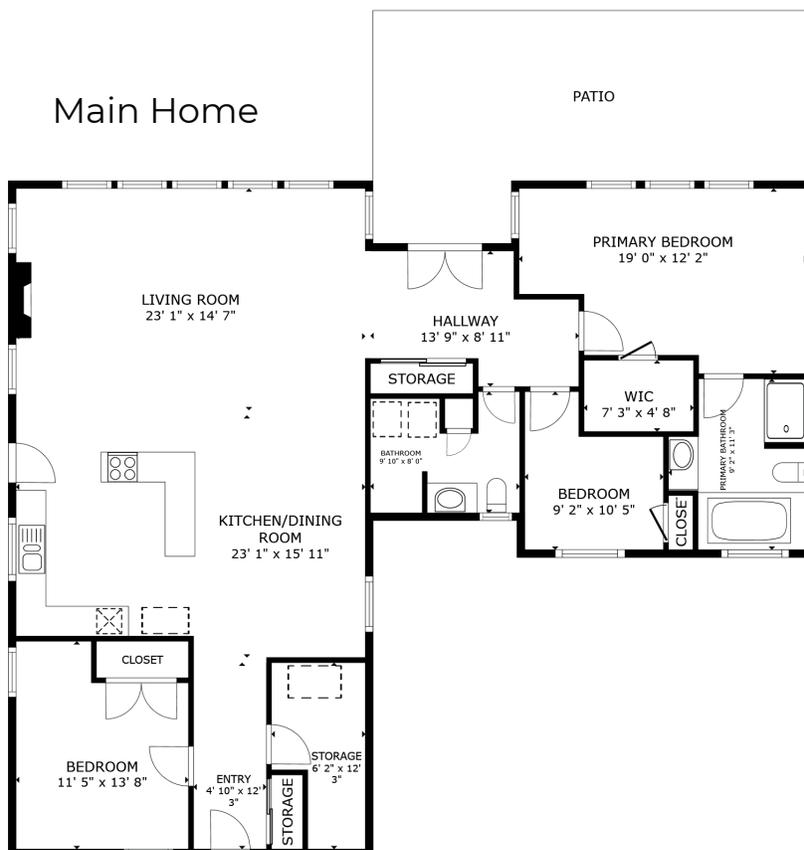


Scan the QR code to view the 3D tour of this home.

GROSS INTERNAL AREA
FLOOR PLAN 1,628 sq.ft.
EXCLUDED AREAS : PATIO 365 sq.ft.
TOTAL : 1,628 sq.ft.

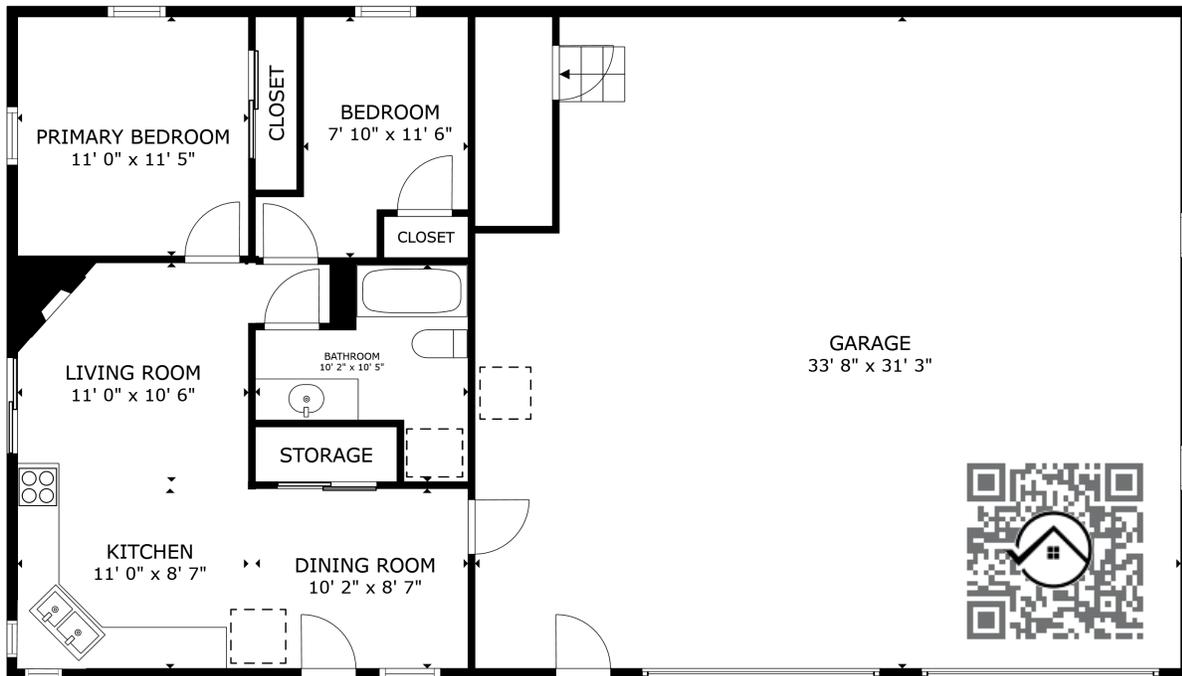
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Main Home



FLOOR PLAN





FLOOR PLAN

Garage & Suite

GROSS INTERNAL AREA
FLOOR PLAN 722 sq.ft.
EXCLUDED AREAS : GARAGE 1,009 sq.ft.
TOTAL : 722 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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