

LUXURY

September 2017
Volume 2
No. 6

Real Estate • Automotive
Home • Recreation • Jewelry

living



6 Shaker Bay, Latham • 4000+ sq ft on 2.85 acres



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Improve privacy and security at home

Living in close proximity to one's neighbors has its benefits. But many homeowners would no doubt admit that privacy at home is a good thing.

Whether homeowners are enjoying their yard in spring or summer or simply want their in-home activities to be less obvious to neighbors, their privacy is a year-round concern. If privacy is a concern, homeowners can take certain steps to ensure their homes stay or become the sanctuaries they were designed to be.

Window treatments and frosting

Windows allow natural light to enter a home, but windows also enable neighbors and others to see into a home. If thieves are the ones looking inside, wide-open windows present a security issue. Window treatments are an effective way to add privacy to a home. Closing curtains or blinds limits others' ability to see inside the house. Switch to more opaque window treatments when using interior lighting more often, as gossamer draperies may still make it possible for outsiders to understand what's going on inside the home if people and items are backlit.

For those who do not want to compromise natural light, frosted windows can satisfy a desire for privacy. Windows can be purchased with frosting in place, and home improvement retailers sell various products that can create a frosted look.

Fencing and perimeter plantings

Privet hedge, arborvitae or Italian cypress are fast-growing evergreens that provide privacy around a home for homeowners who do not want to install traditional fencing. These trees also provide a natural habitat for various yard animals. Layering various plants of different heights and textures also can create a more natural and less imposing look.

Fencing remains a viable option to create privacy and stop noise pollution. Privacy fences come in various materials, colors and sizes, enabling homeowners to choose styles that fit their landscapes.

Pergolas and enclosed patios

Homeowners who like to entertain outdoors may want to make their outdoor living spaces more private. Pergolas allow light to filter through but obstruct direct view of patio activity, especially when combined with some gauzy draperies hanging on the sides. An enclosed patio or three-season room can be a worthwhile addition for homeowners who like to enjoy the great outdoors without being in the elements or on display for neighbors. Structures vary from screened-in porches to greenhouses to removable gazebos. Potted plants or

trailing vines can soften the structural edges and help the privacy devices blend in with the natural surroundings.

Personal tactics

Homeowners who do not want their neighbors or others knowing what they're up to in their free time can limit what they share through photos and descriptions on social media. Doing so also cuts down on neighbors' curiosity.

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MORE THAN MEETS THE EYE in this village ranch home! 3 bed, 2 bath, spacious new living room +fabulous barn doors. Nice deck off the home to relax on and enjoy your pool. Home is bigger than it appears +nice upgrades. New windows, roof, furnace and hot water tank. Great Home. Move in ready and vacant for easy closing. Tan Shed excluded, Red shed stays.....**\$129,900**



THIS HAS IT ALL! Privacy, Views that are tremendous, water views and rights to "Fancher's Pond" No motor boats & end of the road setting. Low maintenance home, 11 acres, partly wooded, yet just minutes to Cobleskill for shopping! Here's the wish list everyone asks for and it's priced to sell at.....**\$189,000** It can also be purchased with an additional 3 acre lot across the Cul-de-sac.



GORGEOUS, STately HOME set-up and was used as a B&B, the upstairs has 4 bedrooms and 3 private full baths! Many original features in this magnificent home. Spacious kitchen, formal dining and living rooms. Coal stoves located in Kitchen, Living room and in the inn keeper suite or in-law apt. So many features and uses for this home and it offers 13 acres...**\$334,000**



PEACE AND TRANQUILITY AWAIT YOU. This is truly a must see home. Circa 1863 gem, perfectly maintained and lovingly cared for with so many unique features, you need to see for yourself. Sunken livingroom w/wood burning fireplace, family room overlooking pond, wide plank floors throughout. Full basement with potential wine cellar, full attic.....**\$330,000**



8.56 ACRES just waiting to be restored to its original beauty. Wide plank floors, rocking chair front porch to listen to the sounds of the country, and if that weren't enough there is an income producing one bedroom apartment. Located just around the corner from Vlaie Pond Wildlife sanctuary....**\$69,999**



ONE LUCKY BUYER will be proud to call this ranch home. First time offered by original owners, it needs nothing. This immaculate 3 bedroom ranch has been pampered. It has updated bath with walk in shower and Jacuzzi tub. There is a den/family room on the first floor and a full unfinished basement just waiting for your plans. The detached two car garage also has storage and an office.....**\$168,900**



VILLAGE HOME IN QUAIN VILLAGE with fantastic, low-maintenance curb appeal-and check out the gorgeous backyard! This property features spacious rooms and great natural light! Ascend the stairs to the 2nd story with an additional 700 sq' for potential bedroom (or two!) or bathroom-or perhaps a master suite. Full basement downstairs great for storage!.....**\$134,000**



THIS WELL-MAINTAINED 12-YEAR-OLD RANCH allows so much flexibility! Keep it as a five bedroom or use the downstairs for a large family room. Sliding glass doors from the dining room lead to a spacious deck to the fenced in backyard. Master bedroom with private bathroom. Ample closet space throughout. A wonderful home for entertaining. Very large, clean attached garage.....**\$165,000**



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15 Shaker Bay Rd, Latham - \$1,995,800
5 Bedrooms, 5.2 Bath. • 8,585 sq ft.
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6 Shaker Bay Rd, Latham - \$1,075,000
4 Bedrooms, 3.5 Bath. • 4080 sq ft.
Located in exclusive Shaker Bay & situated on nearly 3 acres, sits this 4000+ sq ft stucco & stone Colonial featuring an open flr plan great for entertaining.



5 Shalimar Ct, Loudonville - \$699,800
4 Bedrooms, 3 Full Bath & 2 1/2 Bath. • 4092 sq ft.
Brick fronted colonial in desirable Shalimar CT.



14 Graystone Rd, Loudonville - \$794,800
5 Bedrooms, 5 Bath. • 4596 sq ft.
Exquisite custom colonial on premium cul-de-sac lot in the heart of Loudonville.



5 Normandy Sq, Guilderland - \$619,800
5 Bedrooms, 4.5 Bath. • 3871 sq ft.
This Custom stone accented Colonial in French's Mill Estates features soaring ceilings & HW flrs throughout.



1030 Lamplighter Rd, Niskayuna - \$589,800
5 Bedrooms, 4 Bath • 3602 sq ft.
Custom brick fronted Sotile built Colonial.



51 Timberwick Dr, Clifton Park - \$589,800
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12 Mahican Ct, Slingerlands - \$429,800
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903 St Davids Lane, Niskayuna - \$399,800
4 Bedrooms, 3 Bath • 5936 sq ft.
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3811 Carman Rd, Guilderland - \$374,800
4 bedrooms, 3.5 bath. • 1754 sq ft.
Totally upgraded stone & stucco young Colonial w/ 'wow' factor for under 400k in the heart of Guilderland.



12 Loudon Parkway, Loudonville - \$355,000
4 Bedrooms, 2 Bath. • 2622 sq ft.
Situated on a park like private setting in exclusive Old Loudonville sits this solid brick cape.



12 Devon Ct, Voorheesville - \$354,800
3 Bedrooms, 2.5 Bath • 2458 sq ft.
Downsize w/out sacrificing the amenities & space that so many desire.



1 Finch Ct, Latham - \$349,800
4 Bedrooms, 2.5 Bath • 1968 sq ft.
Where can you find a "brand new" home in the desirable Fts Ferry area for under 400k.



66 Alpine Dr, Colonie - \$334,800
3 Bedrooms 2 Bath. • 2012 sq ft.
Located in highly desirable Riviera Estates sits this split level on a large corner lot.



1 Greystone Dr, Voorheesville - \$324,800
5 Bedrooms, 3 Bath. • 3048 sq ft.
Exceptional opportunity in highly sought after Weatherfield.



19 Crestwood Lane, North Greenbush - \$319,800
4 Bedrooms, 2.5 Bath. • 2555 sq ft.
Colonial in the heart of North Greenbush.



249 Madonna Lake Rd, Grafton - \$449,000
4 Bedrooms, 2.5 Bath. • 3675 sq ft.
We are excited to offer this amazing home nestled on 3.24 acres with beautiful lake frontage.



872 Whitney Dr, Niskayuna - \$269,900
4 Bedrooms, 2 Bath. • 1907 sq ft.
Turn-key & move in ready spacious Raised Ranch w/in walking distance to Colonie Golf course.



290 Ruhle Rd, South Ballston Lake - \$264,800
3 Bedrooms, 2 Bath. • 1639 sq ft.
Situated on nearly 1 acre of flat & level land, sits this comfortable ranch home w/an open floor plan. Relax on the great front porch and unwind.



1322 Fox Hollow, Niskayuna - \$299,800
4 Bedrooms, 3 Bath. • 3174 sq ft.
Ideal brick fronted home for a growing family or those who seek in-law possibilities.



278 Fuller Rd, Amsterdam - \$359,900
4 Bedrooms, 2 Bath. • 2140 sq ft.
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41a Aspinwall Rd, Loudonville - \$254,800
4 Bedrooms, 2 Bath. • 1664 sq ft.
Situated on a private setting in the heart of Loudonville sits this spacious raised ranch with a 2 car attached GR. HW flrs throughout.

Contemplating antiques?

Here's how to buy

Antique furnishings, decor, coins and toys remain popular among consumers. Unlike the mass-produced merchandise of today, antiques have history. And their endurance through decades, if not centuries, is a testament to the quality craftsmanship and materials used to create these often-timeless pieces.

Antiques also might be more affordable than many shoppers think. Savvy shoppers may find mid-range "brown furniture," which constitutes some antique wood pieces, more affordable than reproductions. Homeowners and apartment dwellers who want their rooms to stand apart often rely on antiques to provide a unique ambiance.

Antique shopping also is a "green" endeavor. Antiquing is an eco-friendly practice, putting to use items that have been recycled and reused.

Antiques also can be a good investment as they generally retain their value while adding texture, contrast and personality to any room of the house.

Understanding antiques can take time, but even the novice can develop an eye for pieces that strike their

fancy. And thanks to the wealth of information about collectibles and antiques available online, shoppers have constant access to information about antiques at their fingertips. Shoppers may even be able to comparison shop on their mobile phones.

Mid-range antiques can be particularly easy to buy thanks to the available inventory. Novices may want to begin by exploring mid-range antiques. As they gain more knowledge and expertise, shoppers who covet antiques can move on to high-end pieces that are more expensive. Some antiques are put in the same category as fine artwork and are considered just as valuable.

Another reason to browse and shop antiques is to learn about the value of similar items homeowners may already own. For those looking to downsize a collection or simply liquidate an estate, antiquing is a great way to get hands-on experience.

Rummaging through antique stores or markets can be a relaxing experience as well. And many antique enthusiasts find shopping for antiques is like a treasure hunt to find that coveted piece and unearth a bit of history in the process.

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Don't pack this pest

(NAPS) — If you're moving to a new home this year, watch out for certain stowaways: gypsy moths.

These insects are among the most destructive pests of trees and shrubs in America. Gorging themselves on leaves, gypsy moth caterpillars weaken and can kill more than 300 different species of trees. Since 1970, they've defoliated more than 75 million acres.

The Answer

That's why the U.S. Department of Agriculture requires homeowners by law to inspect and remove gypsy moth egg masses from household goods prior to moving across state lines — and get an official certificate of inspection.

What you need to do

- Check all outdoor household goods — lawn furniture, grills, outdoor toys, camping equipment — for egg masses.

- Use a putty knife, stiff brush or similar hand tool to dispose of any egg masses you do find into a container of hot, soapy water, or place them in a plastic bag, seal it, and set it in the sun.

To get the certificate, you can perform a self-inspection or hire a state-certified pesticide applicator. The American Moving

and Storage Association says you should then give the inspection certificate to your moving van driver.

A free gypsy moth removal checklist and additional information can be found at www.Moving.org.



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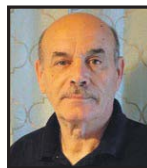
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257: **PRICE REDUCTION!!!** 139 Hilltop Road, **Broadalbin**: This home radiates luxury and refinement from the moment you walk in. Custom 6 bedroom, 4 bath home w/2 master suites. This residence is graced by soaring ceilings, hardwood floors and built-in Sonos speakers. Spectacular Chef's kitchen w/granite counter tops, family room with fireplace and elegant dining room. Glass doors to the backyard to an outdoor kitchen and in-ground pool. Master bedroom presents tray ceilings, his and her walk-in closets and bath w/ double headed shower. **Asking \$590,000**



526: 93 Reed Street, **CANAJOHARIE**: A brick driveway leads to your Victorian home! Walk up the front steps to a beautiful large porch, step into the dining room with gleaming hardwood floors and wood burning fireplace. Formal living room w/high ceiling and a 2nd fireplace. Enjoy a 1st floor office space or relax in the sunroom. Walk out the back door to a deck and view the landscaped yard. **Asking \$159,900**



608: 613 Oswegatchie Road, **PALATINE BRIDGE**: Many updates come with this home. Updated kitchen and baths. Open living room, kitchen and dining area. Outbuilding and deck. **Asking \$79,000**



837: 6480 State Highway 10, **CANAJOHARIE**: Colonial style home located just outside of the Village. A bi-level deck overlooks 21 acres w/a barn and pond. Ideal property for horses. A grand front entry, formal dining room and a finished basement w/kitchen (ideal for an in-law apartment). Three car detached garage w/overhead storage. Hot tub excluded. **Asking \$229,900**



953: 200 Coss Hollow Road, **COBLESKILL**: A Unique 97 acre property awaits its NEW OWNER! Are you looking for off-the-grid living? Maybe a summer home or hunting camp, this is the property. Property has a small A-Frame home, drilled well, complete privacy and stunning view of the valley. Plenty of trails for hiking and four wheelers. Lots of hardwood trees for firewood. Centrally located in Upstate New York. Only 20 mins. to I-88, half hour to Historic Cooperstown. **Asking \$139,900**



961: **PRICE REDUCED!!!** 565 River Road, **FORT PLAIN**: A Stunning 1800s Greek Revival situated on 43.5 acres. This fabulous home features 6 bedrooms, two and a half baths, three operating fireplaces, oak floors, 96% efficient propane furnace, cast iron radiators and so much more. Large 2 story barn in excellent shape, work shop, concrete floor, horse stalls, several outbuilding and pens. Currently being used as a operating Paint Ball Business. Let your mind wander the endless possibilities. Come take a look. Centrally located in the Historic Mohawk Valley. **Asking \$299,000**



965: Remonda Road, **OHIO**: A Unique Opportunity awaits its New Owner. Cozy and Secluded Log Cabin Camp neatly tucked into the Adirondack Mtns. Drilled Well, Propane, Wood Stove, Generator and access to the State Land. **Asking \$80,000**



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Five tips to find the financial advisor to match your retirement goals

(BPT) — The idea of retirement may start out as a distant dream. You have hopes and plans for that special time that seems so far away. Sooner or later that time will be here and hopefully you'll be ready.

- However, recent research shows many people are not prepared to enjoy a financially stable retirement. A study by the Employee Benefit Research Institute states:
- Only 18 percent of people are very confident they will have the savings they need for a comfortable retirement;
 - One-third of people aren't confident they will be able to cover basic living expenses in retirement;
 - 45 percent of Americans aren't confident they will be able to cover their medical expenses once they're retired;

• 3 in 10 workers report that preparing for retirement causes them to feel mentally or emotionally stressed.

Securing your retirement through financial planning

"Many people recognize the value of saving for a comfortable retirement. They just don't know how to manage their money effectively to maximize their savings and realize their dreams," says Geoffrey Brown, CEO of the National Association of Personal Financial Advisors. "To create an actionable strategy for saving, consumers should look for financial planners who are fiduciaries for help. These professionals are entrusted to manage assets or wealth while putting the client's best interests first at all times."

Financial planners provide support and advice on a wide array of financial topics, including budgeting, es-

tate planning, investments, education funding, insurance and risk management, healthcare planning, and, of course, retirement planning and senior issues. Financial planners who are members of NAPFA are all fee-only and compensated solely through fees from their clients, rather than by transaction-based commissions. Most commissions-based advisors are salespeople rather than comprehensive financial planners.

All NAPFA members also sign a fiduciary oath, meaning they must disclose any conflict, or potential conflict, to their clients prior to and throughout the advisory engagement. Working with a fee-only fiduciary means you can be sure the advice you receive from your financial planner is in your best interest, not their best interest.

To find the right financial planner for you and your needs, follow these tips from NAPFA:

- Finalize your own initial strategy. Before looking for a financial planner, think about the goals you want to attain: What are you saving for? Are you trying to prepare for retirement, save for a new home or put a child through college? Maybe you're saving for all the above. Once you understand your goals, it will be easier to find a planner who can help you reach them.
- Select several advisors. Don't narrow your focus when looking for the right financial planner. Instead, consult websites like NAPFA.org. Use the NAPFA Find an Advisor search platform to locate a financial planner who can help you get where you're going. Word of mouth is fine for some pursuits, but your financial goals



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MLS 201710980

LAKE HOME ON PECK'S LAKE (Gloversville): Quiet cove, beautiful view, 265' lake frontage. New hardwood floors, open LR/DR/kitchen. Fireplace w/gas insert. Master BR, full bath down; family room, 2 BRs, full bath up. Detached 2-car garage..... **Asking \$550,000**



MLS 201621709

LEGACY CAMP (Bleecker): Log cabin on 69 wooded acres, reach 4 different lakes within 10 min., golf course in 5 min. 5 BRs, 2 baths, lots of "bells and whistles." Security system with remote monitoring, self-reliance with 11kW generator. **Asking \$325,000**



MLS 201711209

GREAT GET-AWAY (Broadalbin): Cottage w/ new windows overlooking Great Sacandaga Lake, knotty pine interior, LR, screened room, DR, new kitchen appliances and cabinets, 2 BRs and loft, 1 bath. PLUS co-owned lot with 47' lake frontage across the street **Asking \$239,900**

FIVE from 9

are specific to your life, and probably differ greatly from those of your friends. Once you have a “short list” of possible planners, then you are ready to move on to the next step.

- Do your homework. When it comes to vetting a financial planner, a little research goes a long way. Once you’ve collected the names of a couple of planners that appeal to you, learn a little more about them. Visit their company websites or review their LinkedIn profiles to learn more about the company and the planner. You can also search the U.S. Securities and Exchange Commission site or BrokerCheck by FINRA to learn more about the planner’s disciplinary history. It’s important to review an advisor’s disciplinary records, their practice focus and their credentials — such as whether or not they are a Certified Financial Planner™ (CFP®) professional. This work can help you ask the right questions when setting up your first in-person meeting.

- Meet them face-to-face. If you like everything you’ve found so far, then it’s time to meet your potential financial planner. Set up a face-to-face meeting and bring questions of your own or use a Financial Planner Diagnostic tool. Pay attention not only to the answers your potential planner gives, but also to your comfort level during the conversation. Your financial planner will have a large role in your future success so it’s important that you feel comfortable with the relationship.

- Review your results initially and annually. Once you’ve finished your interviews, take the time to review all the information you’ve gathered and pick the financial planner that best fits your needs. After that, plan to

review the performance of your finances every year. Your relationship with your planner is ongoing and a successful partnership is one in which you feel comfortable, your savings grow and you’re left excited and con-

fident about what’s in store for your financial future.

To learn more about how you can find the right financial planner for you, visit NAPFA.org.

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2146 RTE 22B, MORRISONVILLE, NY - Building /Existing Business can be Purchased as a Package or Building with Acreage separately. Approx 3297 SF.
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2017 Sure-Trac Tube Top Angle Iron 7'x16'TA



2017 Sure-Trac Utility Dump 4.5'x8'



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Always wear a seat belt on ROVs. We recommend all ROV operators have a valid driver's license. Never carry a passenger in the cargo box; the passenger must be able to place both feet on the floor while keeping their back against the back of the seat. Arctic Cat recommends that all riders take a training course, and that they read and understand their owner's manual before operation. For safety or training information, see your dealer or visit <http://rohva.org>. ©2014 Arctic Cat Sales Inc., Thief River Falls, MN 56701

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Old Forge \$895,000

Marine Dealership-2730 Rt 28- Old Forge Marine dealership & garage: 2 offices, 50' X 100' store & garage on 180ft of road frontage on rt 28. The property is 280ft deep. The Garage has 3 overhead doors in the back and 1 in front. Also included is a hydraulic lift & compressor and 50' X 50' 2 story living quarters above the shop including 4 bedrooms, 1 1/2 baths, living room, kitchen/dining with a section for laundry (includes washer and dryer) Also of note, is a brand new sun room and porch added to the existing home. Was previously used as an automotive garage and snowmobile dealership.



Raquette Lake \$475,000

Seasonal Ranch Camp on 104' of lake front on Raquette Lake NY. Road access makes this very desirable property. It has 3 bedrooms, kitchen, livingroom, 2 baths and a loft with skylight. Also there is a 1/2 drive in basement.



3 Long Lake \$59,000

6.2 AC wooded lot with small shed. Town water & underground power. Possible owner financing.



3rd Lake Ranch \$795,000

Tuttle Rd, Old Forge - Year around 4 bedroom ranch home, eat in kitchen beautiful fireplace with boathouse on 100' of lakefront. Features sun porch & walk out basement facing 3rd lake. Great for summer and winter sports!



Big Moose \$235,000

BIG MOOSE LODGE, HAS A 8 BEDROOM, 3 STORIE HOME ON A 8.5 ACRE WOODED LOT WITH 564' OF ROAD FRONTAGE. 1ST FLOOR HAS KITCHEN, LIVINGROOM WITH FIREPLACE, LARGE DINING ROOM AND A FAMILY ROOM. 2ND FLOOR HAS 6 BEDROOMS AND TWO BATHS. 3RD FLOOR HAS TWO BEDROOMS AND 1 BATH. FULL BASEMENT AND A GARAGE WITH ATTACH BARN. ALSO THE PROPERTY HAS A LOG BUILDING AND ANOTHER CABIN,CEMENT POND WITH WATERFALL COMPLETES THE PICTURE. GREAT FOR A SNOWMOBILE CAMP OR FOR A LARGE FAMILY TO SHARE FOR THE BEAUTIFUL SUMMERS IN THE ADIRONDACKS.



Raquette Lake Home \$495,000

Green Point - This property is a seasonal camp located on Raquette Lake, N.Y. This is a boat access only seasonal home, located at Green Point. 2 Story home with separate sleeping cabin included. The main house has a first floor bedroom and full bathroom, 2 bedrooms on the second floor, full kitchen, living room with a woodstove, laundry room, screened in porch, and a deck. Also, the camp is serviced with WIFI and power, with a southern facing view.



Raquette Lake \$139,000

Woods Point - Ideal lot located on 101 feet of waterfront property on Woods Point, Raquette Lake. Breathtaking southern exposure of the lake, ± 0.68 acres, very private, boat access only. Hillside property gives the property texture and character, but at least two level areas suitable for building. Electricity presently located about 200 feet from western property line. Check out this property today!



Old Forge \$559,000

This beautiful private wooded 200' lakefront lot is on 2nd lake. With 4 acres theres plenty of room for your dream home. A must see!!



ADK REALTY



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www.ADKSrealty.com
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NEW!
2205
St Hwy 10
\$115,000

3BR/1Ba full basement, big lot 80x200! Deck, lawn has room for garage & join E Caroga Association Beach

NEW!

Peck Lake Ranch
\$350,000

3 BR, 2BA walk out basement to dock and pontoon boat! Fireplace in living room, formal dining, AC-Generac and 2 car garage.



335 N Shore Rd, Peck Lake
\$195,000

3-4BR/2BA overlooking Sunrise Bay on peaceful Peck Lake. Fireplace, open living room, dining room, master suite with lake views. High ceilings, well maintained screen porch and deck to relax. Dock stays!

NEW

NEW 312 S SHORE RD EAST CAROGA
\$349,900

164 ft sandy waterfront! Beautiful oversized home 3BR/2BA. Fireplace in great room, decks, front porch, modern septic and electric. Easy to make year round.



REDUCED

MOUNTAIN LAKE!
\$145,000

Multiple lots and direct waterfront! Private road leads to this 2 bedroom, 1 bath cottage sited at waters edge!

CHARLESTON FARM
\$320,000

102 Acres - 4BR Colonial Home. Historical property with barns, outbuilding, forest, fields and more. Horse lovers dream come true!



BLEECKER!
5 Acres and Hunters Cabin!
\$60,000

Electric is in, needs finishing so you do as you please! Sited high and dry off the road for plenty of privacy!

REDUCED

112 COUNTRY LANE! TOWN OF JOHNSTOWN
\$179,500

4BR/2BA Very private 1.75acres! Custom thru out, gourmet kitchen, super master suite. Low heat costs & a Great location.



161 ACRES!
\$205,000

4BR/ 1BA 2 story home! Year round fun with trails through the level land. Home is larger than it appears. Beautiful tile floors, big kitchen, FHA heat & woodstove.

PINE LAKE
NOW \$110,000

Ready to finish to suit your needs! 3BR/2BA, full basement, huge fenced yard. Walk to Pine Lake for lake fun. Contractor owner available to finish for you.



50 ACRES CAROGA
\$60,000
 Borders State Land.
 Route 112 and Shuttis Rd.
 Make Offer!

1135 COUNTY HIGHWAY 125 BLEECKER
\$199,900

70 acres borders state land. Lovely 4-5 BR/2BA, updated electric. Borders trout stream!! Fireplace, hardwood throughout

NEW

KEYSER LAKE HOUSE!! \$187,500

Direct waterfront with dock! Next to new 3BR/1.5BA. Upper and Lower decks overlook the motor friendly lake! Great room for easy entertaining, electric heat & woodstove, snowmobile trails, hiking, hunting, lake sports at your door!

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50 Acres Town of Caroga • 60 Acres Town of Mohawk • 37 Acres Town of Bleeker
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Local Guide To The Southern Adirondacks!



**223 GOLF COURSE RD - EXECUTIVE STYLE
RAISED RANCH \$275,000**
New Kitchen, double fireplace, huge living room, formal dining room,
hardwood flooring, 4BR/2BA, Pool and pool house.



**219 S Shore Rd East Caroga
\$50,000 Tiny House!!**
Green living with composting toilet, great views!



**111
DWYER
LANE
\$36,000**
100x100 lot,
needs TLC!
1 BR down,
open upstairs.
Walk to
East Caroga
Association
Beach



**NEW 192
FIRST AVE \$129,900**
Lots of updates. New roof, new thermal windows, bamboo floors and
oak floors. Big yard with Trex deck for relaxing. Attached garage, fin-
ished basement. Owner anxious!



**CAROGA LAKE
2 CORNER LOTS \$119,900**
Immaculate year round cottage! DEEDED W. Caroga Lake access &
E Caroga Assoc Beach too! 1BR. Open Living, dining rms.
And a HUGE garage!!



BLEECKER 40+ ACRES \$50,000
With a house. Needs TLC, but will be living in Sportsman's Paradise!



122 MAC AVE EAST CAROGA LAKE \$24,900
Let's make a deal! 2BR/1BA walk to E. Caroga Lake Assoc. Beach!
Currently being painted. Knotty pine interior, 1 car garage. Updated
electric. AC units & furnishings stay!



NEW - PISECO LAKE BUILDING LOT! \$210,000
1.4 acre surveyed lot on southwest end of lake. Ready for you to
build your dream home!



**24 LEXINGTON
AVE,
GLOVERSVILLE
\$115,000**

This home is in move in
condition! Beautiful home
on a quiet street. Step
inside and enjoy new
thermal windows,
new floors and more!
Appliances stay so you
really can move right
in! First floor has eat-in
kitchen with a 1/2 bath that
includes the stacking washer and dryer. Enjoy your dining room that
opens to the deck and big fenced in back yard.



STEWARTS LANDING \$79,900
10 Acres and sturdy 3 BR house with huge garage!
Big living room, eat in kitchen. Full Basement.

**BLEECKER
36 ACRES
\$28,000**

**BLEECKER
90 ACRES
\$175,000**



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EAST CAROGA LAKE ACCESS!
All APA & Town Approved, 100 Ft. Road Frontage!
Great Views of the Lake!
8.5 Acres \$44,000 • 3.4 Acres \$25,000

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**COOPERSTOWN AREA LAND!!
13 ACRES
CRONKHITE ROAD
\$19,900!**
Level land, easy to farm or build

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Looking For Land?

**50 Acres Town of Caroga • 60 Acres Town of Mohawk • 37 Acres Town of Bleecker
Off Lake Lots • Large Tracts of Land also Available • LOTS OF NEW LISTINGS!!
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PINE LAKE



MLS 201616391 **New Price \$209,900**

Wake up to the call of the Loons and the sunshine as it streams into the master bedroom windows. Inspect this family cabin with 4 bedrooms, 2 baths, glass enclosed porch 100' foot water front grassy knoll... a paradise for kids to swim and play. With a beautiful upper level view.

LAKE ALOGONQUIN



MLS 201616919 **New Price \$270,000**

Rustic and inviting custom log home on a private 32 plus acres in scenic Wells, New York just a quick walk to Lake Algonquin! Beautiful oak floors, stunning cathedral ceilings with fans and remote operated sky lights. 2 bedrooms and 2 baths on main floor plus master suite loft. Relaxing sun room overlooking the back yard! Large deck for entertaining. Zoned propane hot water heating system plus toasty pellet stove. Oversized 2-car garage with full second story wood working shop. One of a kind property!

PECK LAKE



MLS 201614432 **\$325,000**

PACK UP THE WHOLE FAMILY! This waterfront 3 bedroom home offers space for everyone. 1st floor has open kitchen, living room, dining room and family room with deck and lower level has master suite, game room, living area, small kitchen and glass enclosed porch. Both levels enjoy great waterfront views

TOWN OF MAYFIELD



MLS 201710074 **\$495,000**

Distinctive property having a new kitchen with granite counters and stainless steel appliances. Formal dining room plus dining area, large living room with fireplace and lots of windows for natural light and an additional office/den area. Back yard has an inviting deck overlooking the tranquil in ground pool that is fully fenced and professionally landscaped. Basement recently finished into 1200 sqft of additional living area. Retreat to the master suite located on the second floor.

NORTHVILLE LAKE



MLS 201700580 **\$251,900**

This quaint 192 year old, historic, lakefront Colonial style home located in the idyllic Village of Northville. Enjoy a Picnic Perfect tree shaded patio with lake access and beautiful Adirondack views. This lakefront home has 2260 sq. ft. of living space, three bedrooms, 1.5 baths and a fireplace that everyone can enjoy.



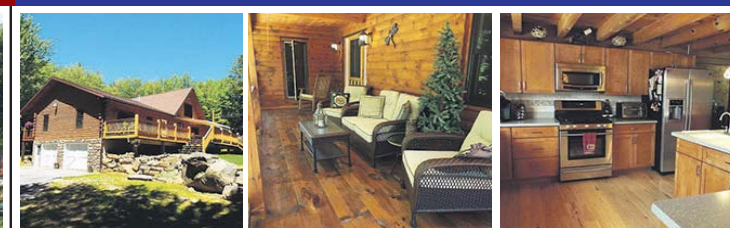
PECK LAKE



MLS 201611298 **\$284,500**

Tucked away and shadowed by stately cherry and beech trees, sits this southern exposed, contemporary lake house with wrap around deck, multiple sliding glass doors, walk out basement, 3 bedrooms, 2 baths, fireplace and lake access rights.

LAKE PLEASANT



MLS 201712967 **\$445,000**

Impressive custom-built Lok-n-Logs home nestled on 5.7 private acres. Beautiful cathedral ceilinged living room with floor to ceiling fireplace. Gorgeous woodwork, hickory floors, and radiant floor heating throughout. 3 large bedrooms and 2 full baths with a jacuzzi in the ensuite master bath. Expansive 16x72 deck for relaxing and entertaining. Close to all local boat launches. If you're looking for peace and quiet and the availability of everything the Adirondacks has to offer, this is the home for you.

PECK LAKE



MLS 201518709 **New Price \$525,000**

275ft of LAKEFRONT on pure and pristine Peck's Lake. Enjoy the bay, the open lake and the level, sandy lakefront. This 2000 sqft contemporary style home features exquisite stone work on the exterior, new siding, new deck, new dock, replacement windows and a newer roof. The interior of this lakefront home features 3 bedrooms, 2.5 baths, 3 gas fireplaces, new custom built kitchen with granite countertops, stainless appliances and new flooring. This is not a drive by, as it cannot be seen from the road AND YOU DON'T WANT TO MISS OUT ON THIS EXCEPTIONAL LAKEFRONT PROPERTY