

Highly  
Motivated  
Seller

# For Sale

## Lake George Waterfront Home



**43 Outlet Drive, Town of Ticonderoga, County of Essex, State of New York, 12883**

Beautiful Waterfront Single Family Residence on the Outlet of Lake George w/ 24' x 12' +/- Boat House. 2-Bedroom Ranch Style Home; 1-Full Bath; dining Room; Living Room; Kitchen w/ Stove, Refrigerator and Oven; Washer and Dryer.

SBL: 150.67-4-29  
Lot: 0.50 +/- Acres  
Total Assessment: \$334,000.00  
Property Class: 210  
Taxes: \$6,056.88+/-  
700' Well, 20 Gallon PM  
Ticonderoga Central School District

Roof: Metal  
Cement Block Foundation  
Basement Crawl Space  
Fiberglass Insulation  
Electric Heat  
New Septic 2007  
**Asking: \$379,900.00**

[See Web Site for more Photos](#)

**[www.collarcityauctions.com](http://www.collarcityauctions.com)**



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