

Two \$5M home sales on Lake George in one day

By Chelsea Diana — Reporter, Albany Business Review
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January is already heating up for multimillion-dollar home sales on Lake George.

Two homes on the Adirondack lake's desirable Northwest Bay sold for more than \$5 million this month.

A French country-style home at 5952 Lake Shore Drive in Bolton Landing sold for \$5.2 million. And a Mission-style home at 55 Indian Brook Drive in Bolton sold for \$5.3 million. Both sales closed on Jan. 6.

Valerie Erceg of Davies-Davies & Associates said it wasn't a coincidence — the buyers of 5952 Lake Shore Drive were the sellers of 55 Indian Brook Drive. She represented the couple in both sales.



The Mission-style home at 55 Indian Brook Drive in Bolton sold for \$5.3 million in January. Photos: Tanya Hamell

“What drives the price on Lake George is location,” Erceg said. “Everyone wants Northwest Bay because of the privacy, everyone wants waterfront access and everyone wants flat land to the water.”

Her buyers were casually looking for a lakeside home in a better location with more privacy when they put in an offer under asking on 5952 Lake Shore Drive. They listed their home at 55 Indian Brook Drive a few days later.



Potential buyers looking at 55 Indian Brook Dr. desired the same, Erceg said. The property is in a good location in Northwest Bay, has flat land to the water and 100 feet of private lake front access.

“A lot of the people who came to look had been looking for anywhere from two to five years,” Erceg said. “It’s an exercise in patience and most people at that level don’t want to settle, they want to get what they want and they’re willing to pay for it. It’s a more-discerning buyer.”



Both homes on Northwest Bay include flat land to the waterfront.

The home at 55 Indian Brook Dr. was built in 2016. It features 4,635 square feet of living space, with five bedrooms and six bathrooms.

The home had multiple offers within two weeks and sold for \$350,000 over the asking price. Julie A. Snyder of Howard Hanna represented the buyers.

Erceg said she was surprised how many people were looking to buy a home on the lake in the \$5 million range.

“I still had agents calling the week before it closed, asking if the deal was going to happen,” Erceg said.

Moving from Indian Brook to Lake Shore Drive, Erceg’s clients tripled their waterfront access and gained more privacy.

“My folks had the opportunity to go to something much more grand and unique and special in its own right,” Erceg said.

The 5,480-square-foot home at 5952 Lake Shore Drive has four bedrooms and five bathrooms. It sits on 2.86 acres with 321 feet of lakefront access including a covered dock with a boat lift and sundeck. It was listed by Richard C. Waller with Davies-Davies & Associates.

Her clients plan to make extensive renovations on the Lake Shore Drive home.

“January is a good time to buy if you want to be on the lake come summer,” Erceg said.



The home at 5952 Lake Shore Drive in Bolton Landing sold for \$5.2 million in January

