

Welcome to
our Area



Parks



Saratoga Spa State Park



Glens Falls - Crandall Park

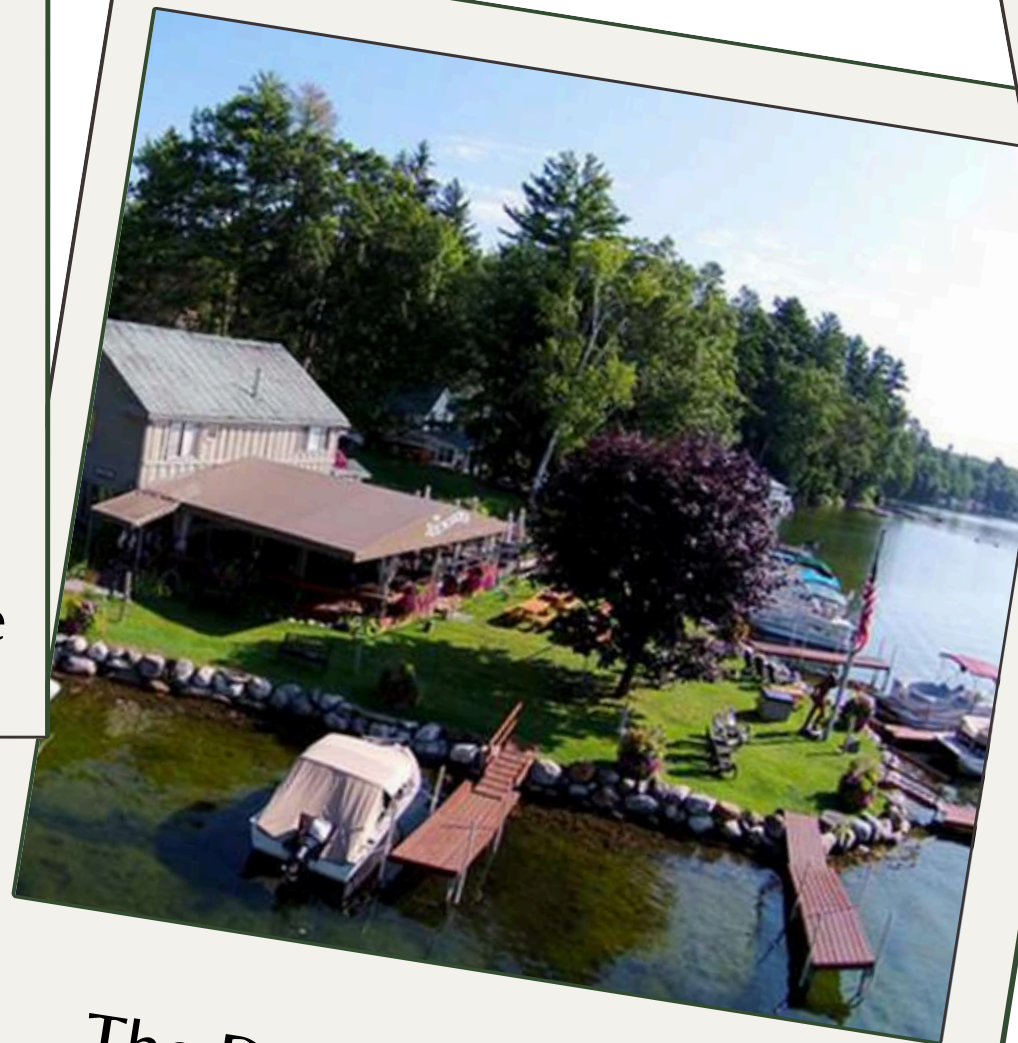
The Glens Falls/Saratoga region offers a multitude of housing options within 30 minutes of the Hospital including:

- Small city living where you can walk to parks, restaurants, and shopping (photo of Saratoga Springs and Glens Falls)
- Lake living in one of our nearby lakes (Lake George, Saratoga Lake, Glen Lake)

Restaurants



Dock Brown's on Saratoga Lake



The Docksider Restaurant

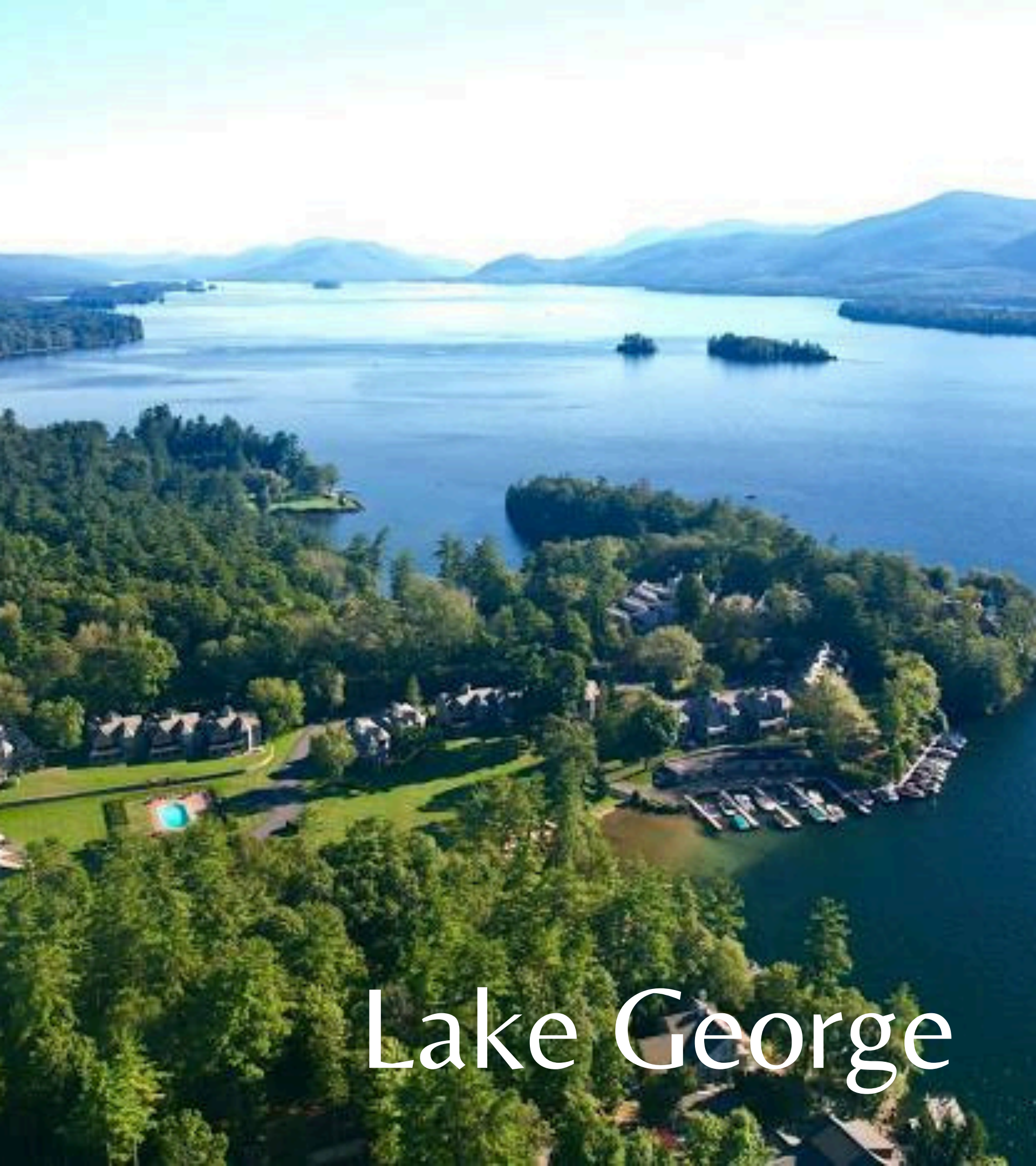


The Outlets at Lake George



Silverwood Home & Gallery

Shopping



Lake George



Glen Lake



Saratoga Lake



Meadowbrook Estates
Saratoga Springs



Lehland Estates
Queensbury

- Suburban neighborhood
(Meadowbrook Estates Saratoga Springs; Lehland Estates, Queensbury)
- Townhouses (Top of the World Lake George; Waters' Edge, Saratoga Springs)
- Rural area (Farms - homes with more land in Kingsbury, Fort Ann)



Kingsbury NY

RURAL FARM HOMES



Waters' Edge, Saratoga Springs

TOWNHOUSES



Fort Ann NY



Top of the World Lake George



Glen Lake



Saratoga Lake

Saratoga Lake

Lake George



Lake George is a well known vacation spot, most first time visitors start here and then venture out to other nearby towns. Lake George is known as

“The Queen of America’s Lakes”

Lake George is over 32 miles long. There are 170 islands, many are available via day passes provided by the State. The two most popular downtown areas are Bolton and Lake George Village.

Multimillion dollar properties stretch along the shores, however, what makes this area unique is the opportunity for all income levels to come and enjoy.

Lake George is accompanied by many smaller lakes and towns all situated within a very close proximity. Each with their own unique attributes, yet still having the beautiful ADK appeal.

Schroon Lake

Second largest in the area. Quant downtown area with beach, boat launch and golf course. Robust town with many events.

Paradox Lake

A popular brewery named after this lake sits just touch north.
Public boat launch and beach.

Loon Lake

Located between Gore Mountain and Lake George. There is a beach and boat launch.

Friends Lake

Private lake, no public beach or boat launch. Also situated between Gore Mountain and Lake George.

Brant Lake

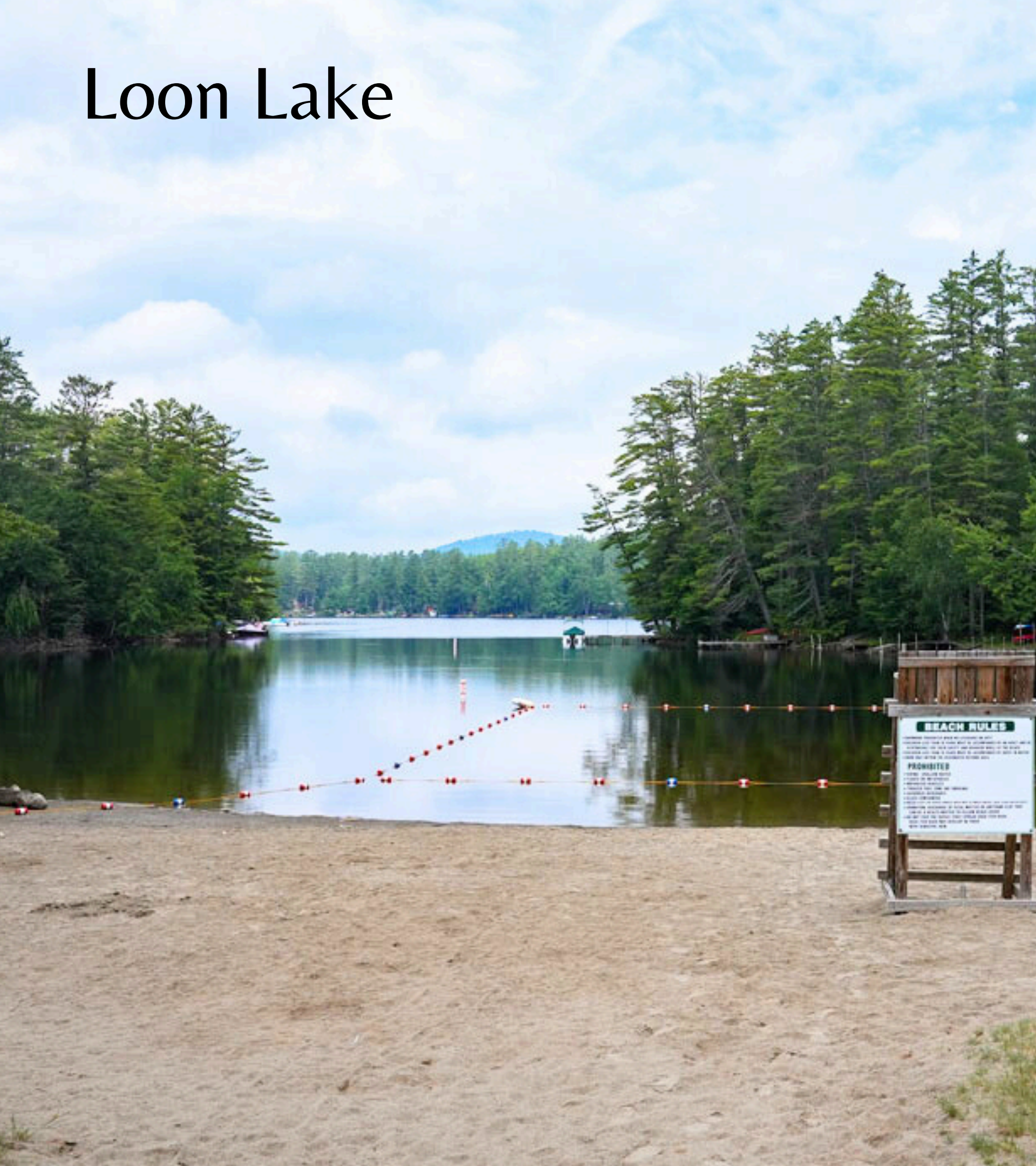
Just West of Bolton, this lake has some stunning mountain views.
Public beach and boat launch.



Schroon Lake



Loon Lake



Brant Lake

Activities



Crystal clean water for swimming and paddling



Snowmobile trails that stretch hundreds of miles



Variety of free public beaches across many lakes

Boating, Watersports and Fishing



Ski Gore Mountain & West Mountain



Hiking Become a 46er!





High Ropes
Courses

Whitewater
Rafting

River
Tubing



There are many
outfits in the area
provide thrilling
adventures for all
ages and skill levels

Stone Bridges and Caves

The largest marble cave entrance in the Eastern United States. They offer self guided tours as well as guided adventure tours.



Six Flags Great Escape



Theme park in
Queensbury
The park offers dry
rides, large outdoor
water park as well as an
indoor water park that
is open year round



Lake George Boat Tours



The large steam boats have been in operation for over 200 years. Enjoy watching the fireworks from the boat, which are displayed weekly in the summer, or try a lunch or dinner dining cruise.

A newer addition is the popular tiki tours. Grab some friends and hit the water in your own floating hut.

Local Events



Adirondack Balloon Festival

The Balloon Festival takes place in the Fall, located at the Queensbury Airport as well as Crandal Park. It is a large event that stretches 4 days.



Americade

A week long motorcycle rally that takes takes place in May or June. This event brings in roughly 10,000 participants. Motorcyclist start in Lake George and ride through the entire area.



ADK Marathon

Schroon Lake hosts 500 running participants each year. Taking place in the Fall, the area is bustling with events.



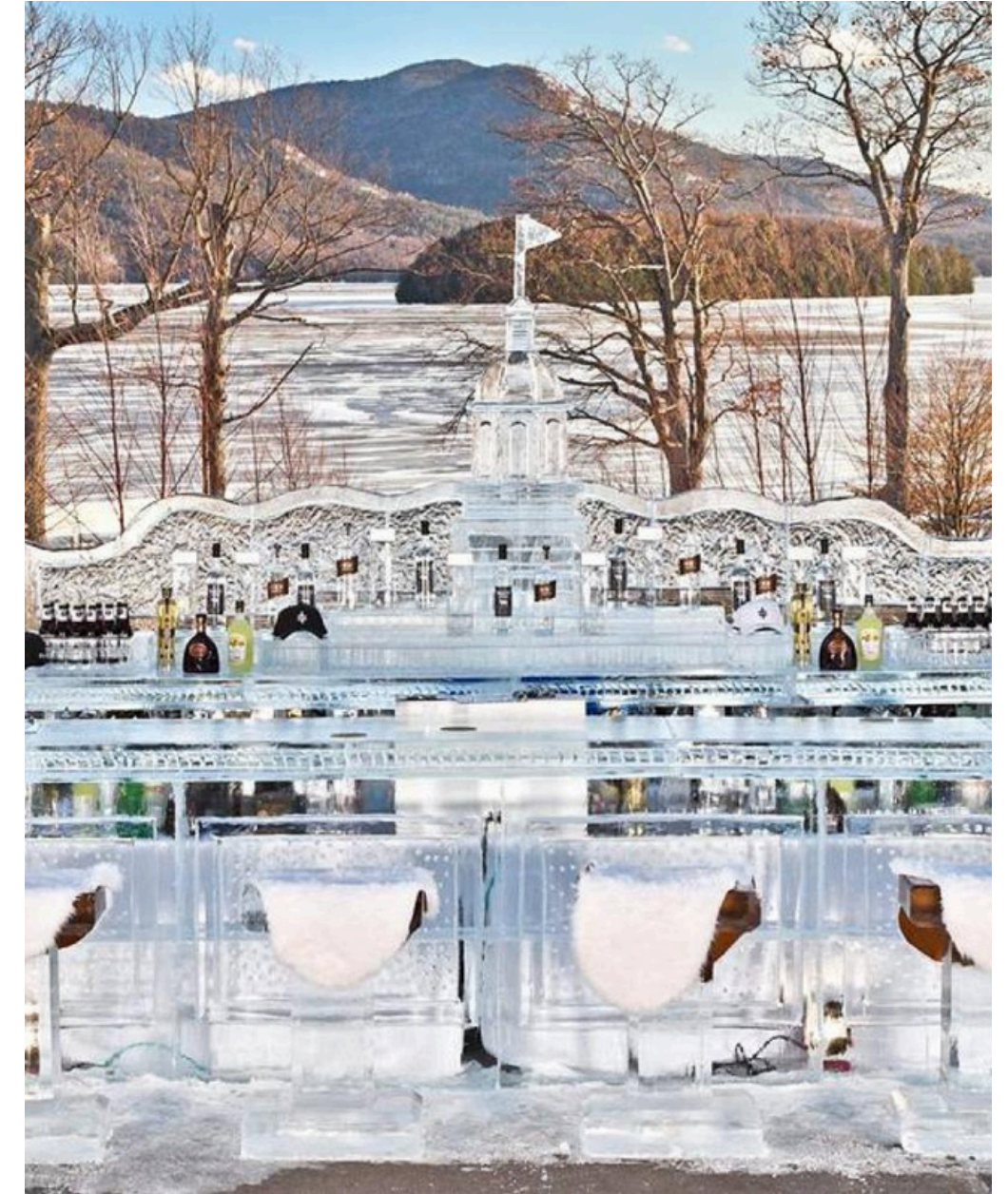
Adirondack Nationals

Downtown Lake George is home to a massive antique car show, which takes over the town. Over 15,000 people attend in September.



Adirondack Wine & Food Festival

Wine, beer, cider and artisan food providers offer samples to nearly 7,000 attendees in June.



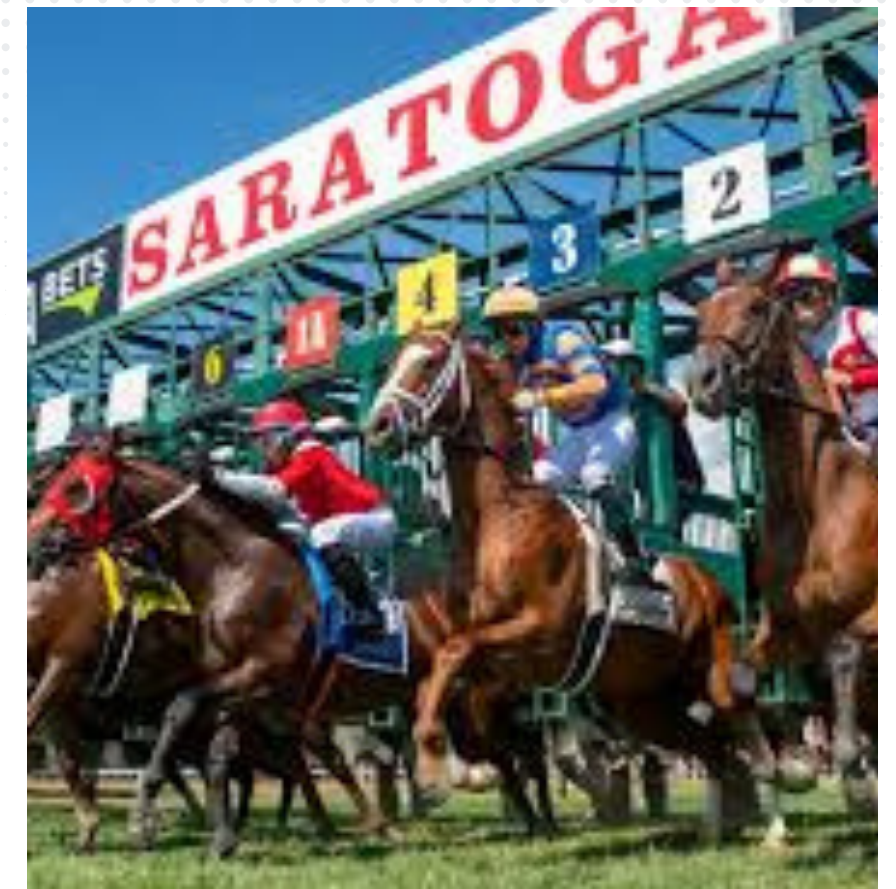
Winter Carnivals

A multi weekend carnival in Lake George is also paired with a ticketed immersive experience, Winter Realms. You will also find ice bars at various establishments.

Saratoga Race Track

Saratoga Race Track typically runs from July - September.

The entire town is an attraction with events taking place year round. Broadway, the main stretch in the downtown area is well known for their robust bar and restaurant scene.

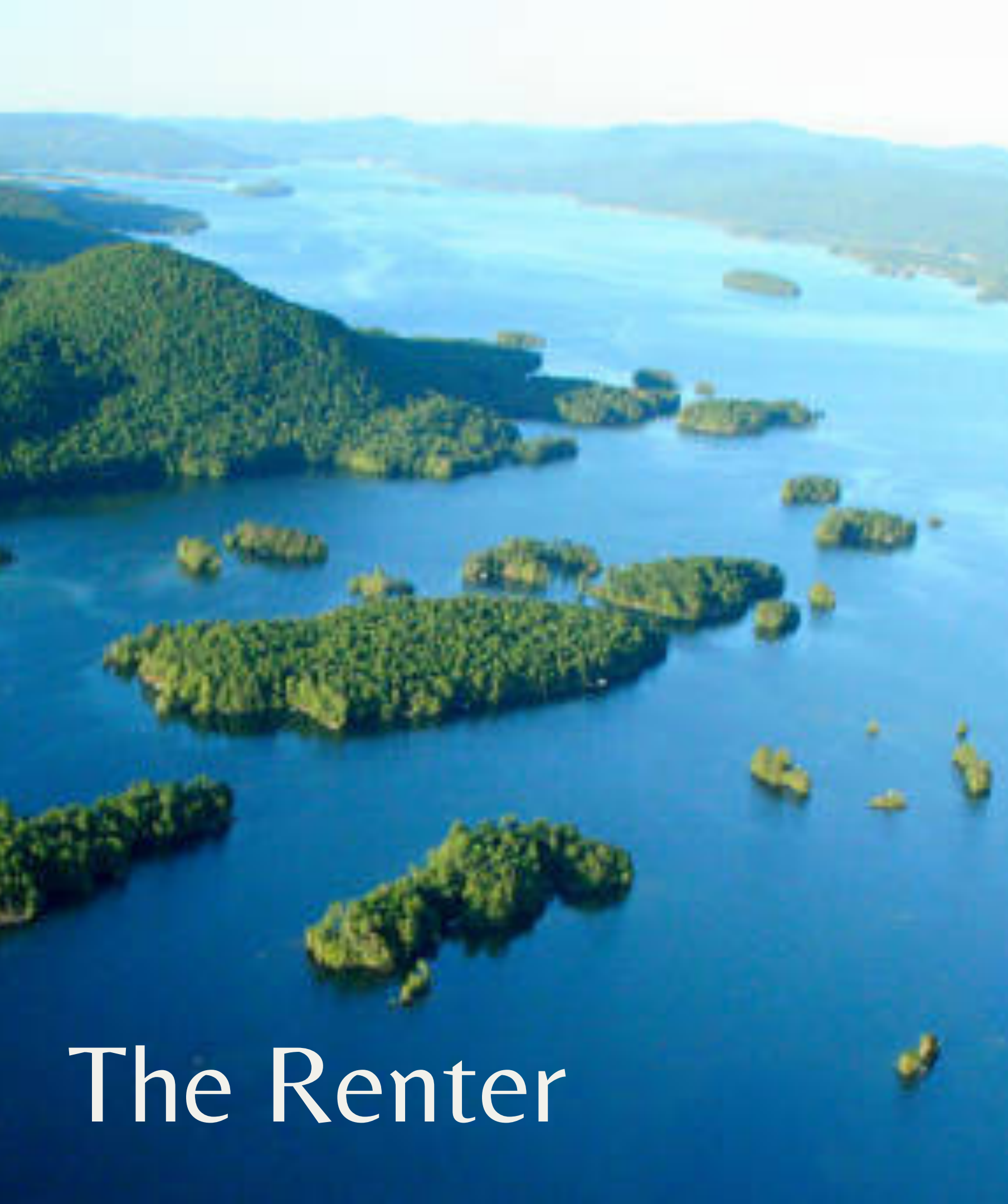




SPAC

Saratoga Performing Arts Center

Entertainment is the last piece of the puzzle to making this area a perfect tourist destination. Bringing in all styles of music and dance, the open air amphitheater sits within the State Park in Saratoga. Artists such as Dave Matthews will play here every year along with many popular rotating headliners. You will also find classical options such as the ballet and Jazz Festivals. There truly is something for everyone at SPAC.



The Renter

A little about the visitors

General travelers, not coming for a specific event are typically coming for at least one type of nature activity (hiking, swimming, fishing...). They look to unplug and relax, however, they still want the comfort of having WIFI. Many of these visitors have been coming for many years. They came as kids and have continued the tradition with their families and friends.

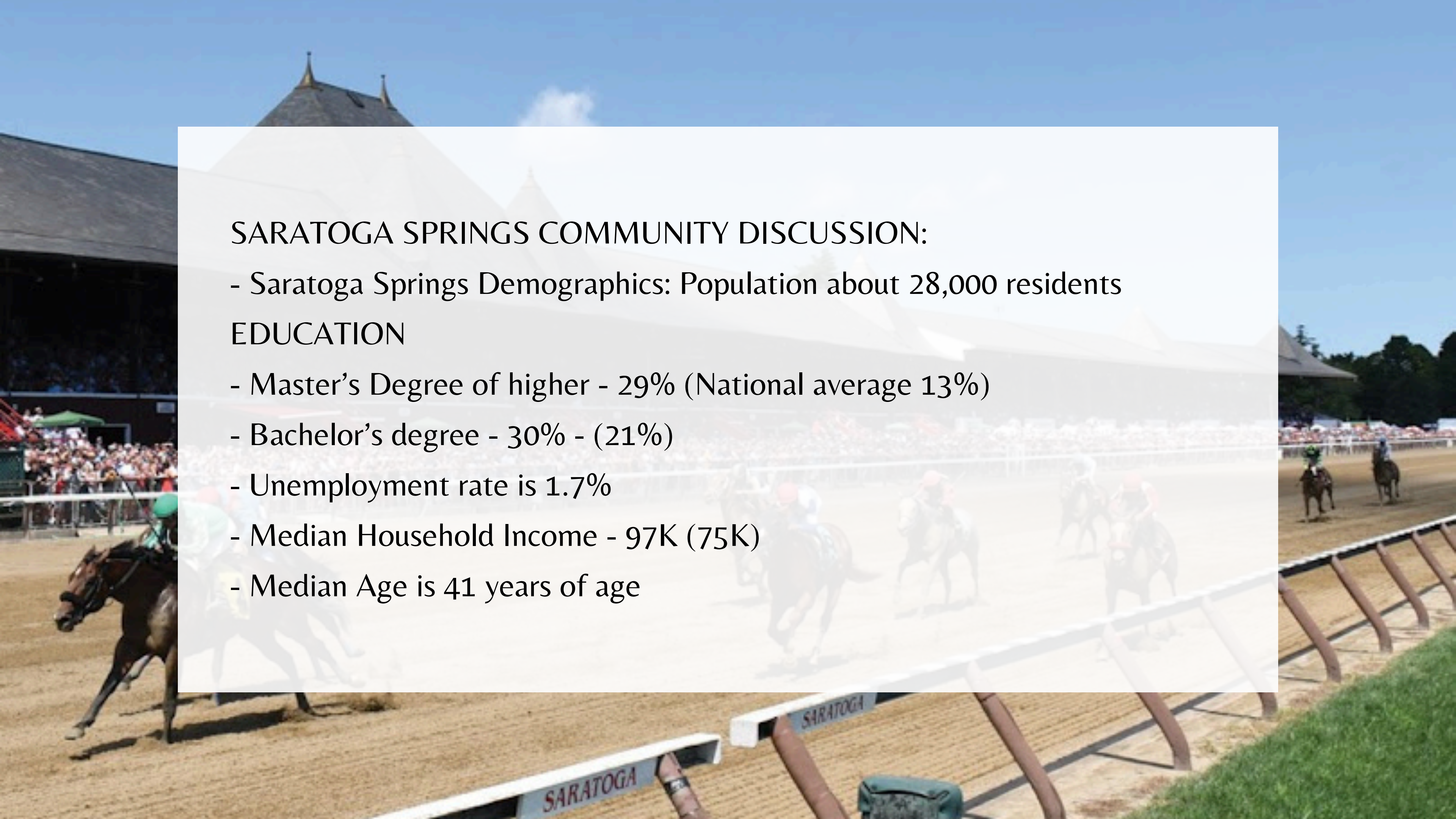
Event visitors typically come every single year to partake in the event but to also enjoy the area. They reserve accommodations well in advance to make sure they are not blocked out of the location they want to be in.

Income

The area is known to cater to all budgets, which is why it's loved by people from all over. As a budget visitor, you can find affordable hotels, short term rental houses and campgrounds. For those looking to indulge, there are many high end waterfront homes and Resort. For example, The Sagamore on Lake George in the town of Bolton. Restaurants also range to cater to all price ranges.

Distance

Most visits tend to live within a 1-6 hour drive. Coming from downstate NY, NJ, CT, MA, Canada. Those who are coming for special events such as Americade will come from further away. Closest airport is Albany International (50 min) or Plattsburg International (1.5hrs). Amtrak stops in Saratoga, Fort Edward and Ticonderoga.

The background image shows a horse race in progress at Saratoga Springs. Several horses and jockeys are visible on the dirt track, with a large crowd of spectators in the stands. The word "SARATOGA" is visible on the rail of the track in the foreground. A semi-transparent white box is overlaid on the image, containing text.

SARATOGA SPRINGS COMMUNITY DISCUSSION:

- Saratoga Springs Demographics: Population about 28,000 residents

EDUCATION

- Master's Degree or higher - 29% (National average 13%)
- Bachelor's degree - 30% - (21%)
- Unemployment rate is 1.7%
- Median Household Income - 97K (75K)
- Median Age is 41 years of age

Lake George

“The birthplace of the
American vacation”



Ready to invest?

Let's chat!

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Thinking about buying or selling your house?
Give me a call! Let's chat about your options.

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