

## HOME FOR SALE

### One of A Kind Lakefront Home

14 Adams Landing Road, Grand Isle, Vermont  
\$849,000 | Listed by: Evan Potvin

485ft

Beachfront

14.77

Acres

4

Bedrooms

4

Bathrooms

This one of a kind lakefront home is situated on 14 acres of meadows with 485ft of Lake Champlain frontage and breathtaking west views of the lake and the Adirondack Mountains. Set on a quiet country lane along the water's edge, this beautifully maintained residence is steeped in charm, with updated systems and a new kitchen featuring stainless steel appliances, silestone countertops and a beautiful tile backsplash. The interior features original wide pine flooring and woodworking details throughout. There is plenty of space for your friends and family to come spend a summer weekend with 4 bedrooms and 4 bathrooms. Everyone will enjoy the private Lake Champlain beachfront, with two coves, and a grand beach. The desirable west facing frontage provides easy access for boating, kayaking, swimming and out of this world sunsets. Also included are two more buildings: a pole barn for your boats and toys and a detached garage with tons of insulated dry storage above. This spectacular home offers a rich blend of lakefront views, meadows, and location--make it part of your future! Only half an hour from Burlington, Vermont, and an hour and a half from Montreal.

For more information or to schedule a showing contact Evan Potvin at (802)999-6277 or [evan@cbislandsrealty.com](mailto:evan@cbislandsrealty.com)

