



\$399,000

10 FOX TRAIL RUN, BOLTON, NY 12814

<https://fallatigroup.com>

Location, Location, Location! This charming 3-bedroom, 2.5-bath home is perfectly situated within walking distance of the prestigious Sagamore Golf Course and Club Grill. Nestled on a sloping property, the home features a serene brook that can be enjoyed both visually and audibly from the expansive deck. Conveniently close to Bolton Landing, you'll have easy access to all the fantastic amenities the area has to offer. While the home is in need of some TLC, it presents a wonderful opportunity for customization and is being offered "AS IS."

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 5 months ago

List Office Name: Premier Properties Lake George

List Agent Office Phone: 518-240-6142

Living Area sqft: 1649

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 1955

MLS ID: 202422315

List Agent Email: jncasaccio@gmail.com

County: Warren

Lot Size Acres: 2.02 acres

Type: Single Family Residence

Total Rooms: 9

Half baths: 1 half bath

Zoning: Single Residence

Directions

Directions: Slight right onto State Hwy 9N N/Lake Shore Dr □ 9.5 mi Turn left onto Horicon Ave □ 0.8 mi Continue onto Federal Hill Rd □ 1.0 mi Turn left onto Fox Trail Run

Building Details

Construction Materials: Cedar, Shingle Siding

Garage: 1

Basement: Exterior Entry, Interior Entry, Slab, Sump Pump, Walk-Out Access

Property Condition: Fixer

Doors: Atrium Door

Patio & Porch: Pressure Treated Deck, Deck, Front Porch

Garage Spaces: 2

Roof: Asphalt, Shingle

Architectural Style: Ranch

Fencing: None

Interior Features

Floor Covering: Carpet, Wood

Cooling: Attic Fan

Fireplace Features: Living Room

Bathrooms Full: 2

Heating: Forced Air, Oil

Appliances: Built-In Electric Oven, Cooktop, Dishwasher, Microwave, Refrigerator

Laundry Features: Washer Hookup

Bathrooms Total: 3



Exterior Features

Parking: Driveway

Lot Size Units: Acres

View: Creek/Stream

Exterior Features: None

Lot Size Area: 2.02

Amenities & Features

Utilities: Cable Available

Water: Drilled Well

Sewer: Septic Tank

Additional

Buyer Agency Compensation: 0.00

**Sub Agency
Compensation:** 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Possession: At Closing

Tax Annual Amount: \$1,990.26

Special Listing Conditions: Standard

School Information

Elementary School: Bolton Central

High School District: Bolton

High School: Bolton Central

