



\$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

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### Basics



**Date added:** Added 2 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

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## 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

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## 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

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## 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



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## Exterior Features

**Parking:** Driveway

**Lot Size Units:** Acres

**View:** Creek/Stream

**Exterior Features:** None

**Lot Size Area:** 2.02

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Drilled Well

**Sewer:** Septic Tank

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## 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.

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$1,990.26

**Special Listing Conditions:** Standard

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## School Information

**Elementary School:** Bolton Central

**High School District:** Bolton

**High School:** Bolton Central

