



\$749,500

11 COTTON COURT, BOLTON, NY 12824

<https://fallatigroup.com>

Discover this charming home with stunning mountain views located in Diamond Point and just 800 ft from the Queen of lakes, Lake George. Embrace Adirondack rustic charm with beamed ceilings, spiral staircase, cathedral ceilings and oversized chandelier in kitchen area. This home has so much to offer including a new roof (2020), new exterior paint (2022), an eclectic layout with 3 lofts (currently used as storage, office and a guest room), stunning foyer which is large enough to set a sitting area, spacious living room and separate family room (both having propane fireplaces). Relax on the multiple level wrap around porch perfect for entertaining. Diamond Point beach close by for the summers.

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 6 months ago
List Office Name: Coldwell Banker Prime Prop.
List Agent Office Phone: 518-210-7500
Living Area sqft: 3200
Category: Residential
Status: Active
Bedrooms: 3 beds
Year built: 1970

MLS ID: 202421096
List Agent Email: craigsellsalbany@gmail.com
County: Warren
Lot Size Acres: 0.42 acres
Type: Single Family Residence
Total Rooms: 14
Half baths: 0 half baths
Zoning: Single Residence

Virtual Tour

Virtual Tour: <https://walkthruphoto.info/Public/11-Cotton-Ct-7-3-24/11-Cotton-Ct-7-3-24.html>

Directions

Directions: Lake Shore Dr, rt on Cotton Ct.

Building Details

Construction Materials: Clapboard, Wood Siding
Garage Spaces: 2
Roof: Asphalt
Architectural Style: Contemporary

Patio & Porch: Rear Porch, Wrap Around, Deck
Basement: Full
Windows: Double Pane Windows
Doors: French Doors, Sliding Doors

Interior Features



Floor Covering: Carpet, Hardwood, Tile, Vinyl

Heating: Baseboard, Electric, Hot Water, Oil, Propane, Propane Tank Leased

Cooling: Wall Unit(s), Window Unit(s)

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

Fireplace: 2

Fireplace Features: Gas

Interior Features: Jet Tub, Paddle Fan, Walk-In Closet(s), Cathedral Ceiling(s), Ceramic Tile Bath, Chair Rail, Eat-in Kitchen

Above Grade Finished Area Source: Owner

Laundry Features: Laundry Closet, Main Level

Bathrooms Full: 3

Bathrooms Total: 3

Exterior Features

Parking: Driveway, Under Residence, Workshop in Garage

Exterior Features: Lighting

Lot Size Units: Acres

Lot Size Area: 0.42

Lot Features: Level, Private, Cleared, Landscaped

View: Mountain(s)

Amenities & Features

Sewer: Septic Tank

Water: Drilled Well

Electric: 200+ Amp Service

Additional

Buyer Agency Compensation: 2.25

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: \$3,663.49

Tax Lot: 25.001

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 200.14

School Information

Elementary School: Bolton Central

High School District: Bolton

High School: Bolton Central

