



**\$599,000**

## **11 COTTON COURT, BOLTON, NY 12824**

<https://fallatigroup.com>

**MOTIVATED SELLERS\_ PRICED TO SELL!** What a great opportunity to own this home where Restored Barn Meets Modern Comfort—just minutes from Lake George and Bolton Landing! This distinctive 3BD/3BA, 3,200 sq ft year-round Bolton home blends rustic Adirondack character with contemporary style. A dramatic foyer opens to a warm, lodge-like interior with original barn beams and two propane fireplaces. The flexible layout offers excellent guest or in-law potential. Enjoy summer evenings on the expansive wraparound porch. **FULLY FURNISHED—TURNKEY!** New roof (2020), fresh exterior paint (2022). A rare opportunity and a fantastic investment at this price!! Want to get on the lake? Check out the Freedom Boat Club's new location in Bolton Landing- just minutes away. A must see home at this NEW [...]

- 3 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Davies-Davies & Assoc Real Est

**List Agent Office Phone:** 518-369-9120

**County:** Warren

**Lot Size Acres:** 0.4 acres

**Type:** Single Family Residence

**Total Rooms:** 14

**Half baths:** 0 half baths

**Zoning:** Single Residence

**MLS ID:** 202517094

**List Agent Email:** kevin@daviesrealty.net

**Days On Market:** 30

**Living Area sqft:** 3200

**Category:** Residential

**Status:** Active

**Bedrooms:** 3 beds

**Year built:** 1970

## Directions

**Directions:** Take I-87 to Exit 22 to NY 9N. Take left on to NY-9N for approximately 6 miles to right on Cotton Ct. Home is the 1st on Left.

## Building Details

**Construction Materials:** Tex 11 Siding

**Garage:** 1

**Basement:** Exterior Entry, Unfinished, Walk-Out Access

**Windows:** Screens, Skylight(s), Window Treatments, Double Pane Windows

**Doors:** French Doors, Sliding Doors

**Patio & Porch:** Pressure Treated Deck, Wrap Around, Awning(s), Deck

**Garage Spaces:** 2

**Roof:** Asphalt, Shingle

**Architectural Style:** Contemporary

**Fencing:** Back Yard, Front Yard

## Interior Features



**Floor Covering:** Carpet, Hardwood, Vinyl

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

**Fireplace:** 2

**Interior Features:** High Speed Internet, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Ceramic Tile Bath, Chair Rail, Eat-in Kitchen

**Laundry Features:** In Basement, Laundry Closet, Main Level

**Bathrooms Total:** 3

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

**Appliances:** Ice Maker, Built-In Electric Oven, Cooktop, Dishwasher, Double Oven, Dryer, Electric Water Heater, Freezer, Microwave, Oil Water Heater, Refrigerator, Washer/Dryer

**Fireplace Features:** Electric, Bedroom, Family Room, Living Room

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Off Street, Paved, Workshop in Garage

**Lot Size Units:** Acres

**Lot Features:** Level, Private, Wooded, Cleared, Landscaped

**Exterior Features:** None

**Lot Size Area:** 0.4

## Amenities & Features

**Utilities:** Cable Connected

**Water:** Other

**Body of Water:** Lake George

**Sewer:** Septic Tank

**Electric:** Three Phase, Underground, 200+ Amp Service, Circuit Breakers

**Security Features:** Other, Smoke Detector(s), Carbon Monoxide Detector(s), Closed Circuit Camera(s)

## Financial



**Special Listing Conditions:** No Disclosures

**Tax Block:** 1

**Tax Tract:** 200.14

**Tax Annual Amount:** \$3,664

**Tax Lot:** 25.1

**School Information**

**Elementary School:** Bolton Central

**High School District:** Bolton

**High School:** Bolton Central

