



11 Eagle Ridge Road by Bolton Building Company

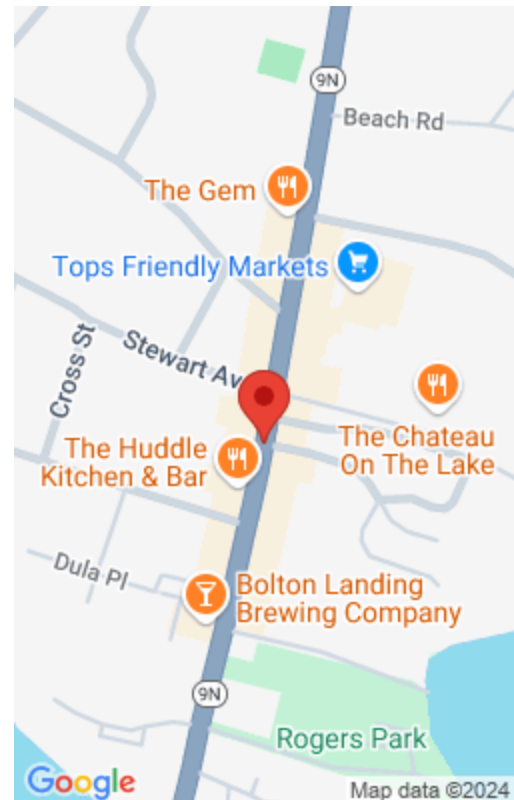
11 EAGLE RDGE NORTH RIDGE, BOLTON, NY 12824

<https://fallatigroup.com>

New Construction- This mountain modern home with natural materials, rugged textures, and natural light, with the clean lines will have 4 Bedrooms, 3.5 bath , Open Concept living, private Primary suite, Bonus room and 2 car garage. There is still time to pick finishes and make this home your own. Enjoy all of the amenities that Lake George has to offer, Boating, Hiking, Beaches, Restaurants all close by.

\$1,150,000

- 4 beds
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 10 months ago

List Office Name: Premier Properties Lake George

List Agent Office Phone: 518-240-6142

County: Warren

Lot Size Acres: 1.79 acres

Type: Single Family Residence

Total Rooms: 9

Half baths: 1 half bath

Zoning: Single Residence

MLS ID: 202328331

List Agent Email: jncasaccio@gmail.com

Days On Market: 2

Living Area sqft: 3100

Category: Residential

Status: Active

Bedrooms: 4 beds

Year built: 2024

Directions

Directions: I-87 N Take exit 22 toward U.S. 9/NY-9N/Lake George Vlg/Diamond Point 0.3 mi Merge onto NY-912Q 0.1 mi Continue straight to stay on NY-912Q 0.5 mi Turn left onto State Hwy 9N N/Lake Shore Dr 4.1 mi TurT Turn left onto Coolidge Property is 2 miles on the right

Building Details

Construction Materials: Other

Garage Spaces: 2

Roof: Composition, Shingle

Doors: Atrium Door, ENERGY STAR Qualified Doors

Garage: 1

Basement: Finished

Architectural Style: 2 Story, Contemporary, Custom

Interior Features



Floor Covering: Hardwood, Vinyl

Heating: Forced Air, Propane

Cooling: Central Air

Appliances: ENERGY STAR Qualified Appliances

Fireplace: 1

Interior Features: Solid Surface Counters, Kitchen Island

Above Grade Finished Area Source: Other

Laundry Features: Laundry Room

Bathrooms Full: 3

Bathrooms Total: 4

Exterior Features

Parking: Driveway, Garage Door Opener

Exterior Features: None

Lot Size Units: Acres

Lot Size Area: 1.79

Lot Features: Level, Mountain(s), Road Frontage

View: Trees/Woods, Forest

Amenities & Features

Utilities: Cable Available

Sewer: Septic Tank

Water: Drilled Well

Electric: 200+ Amp Service

HOA Amenities: None

Fees

HOA Fee: \$500

HOA Fee Frequency: Annually

HOA Fee Includes: Snow Removal

Additional



Buyer Agency Compensation: 2.00

**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

Special Listing Conditions: Standard

Tax Annual Amount: \$554

Tax Block: 1

Tax Lot: 11.002

Tax Tract: 199.04

School Information

Elementary School: Bolton Central

High School: Bolton Central

High School District: Bolton

