



\$1,070,000

11 EAGLE RIDGE NORTH, BOLTON, NY 12814

<https://fallatigroup.com>

Experience Adirondack living in this new mountain modern home, designed with a focus on sun-filled open spaces. This new 3BD/2.5BA home blends natural tones with contemporary comfort, offering an open-concept layout ideal for both everyday living and entertaining. The spacious master suite features an en-suite bath and a private balcony. The open concept first floor is perfect for entertaining family and friends. A two-car garage provides convenience year-round. Embrace a lifestyle filled with world-class outdoor adventures, vibrant entertainment, and the timeless beauty of the Adirondacks. Don't miss your chance to own this remarkable retreat and create unforgettable memories amid timeless mountain beauty. Basement finishing available as an optional construction upgrade package.

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 6 months ago

List Office Name: Four Seasons Sotheby's International Realty

List Agent Office Phone: 518-791-3610

County: Warren

Lot Size Acres: 1.79 acres

Type: Single Family Residence

Status: Active

Bedrooms: 3 beds

Half baths: 1 half bath

Zoning: Single Residence

MLS ID: 202516007

List Agent Email: Zachary.layton@fourseasonssir.com

Days On Market: 133

Living Area sqft: 3400

Category: Residential

New Construction: 1

Total Rooms: 15

Bathrooms: 3 baths

Year built: 2025

Directions

Directions: From Lake George Village drive north on Route 9N. Turn left onto Coolidge Home Road. Turn left on Eagle Ridge Road North. House is first home on the left.

Building Details

Construction Materials: Vinyl Siding

Garage: 1

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

Architectural Style: Colonial

Patio & Porch: Side Porch, Composite Deck, Covered, Deck, Enclosed, Glass Enclosed, Porch

Garage Spaces: 2

Roof: Composition, Shingle

Doors: ENERGY STAR Qualified Doors

Interior Features



Floor Covering: Other, Tile

Cooling: Central Air, Ductless

Fireplace: 2

Interior Features: High Speed Internet, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Laundry Features: Electric Dryer Hookup, Upper Level, Washer Hookup

Bathrooms Total: 3

Heating: Ductless, Electric, Fireplace Insert, Heat Pump, Zoned

Appliances: Dishwasher, Dryer, Electric Oven, Electric Water Heater, ENERGY STAR Qualified Appliances, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer

Fireplace Features: Basement, Living Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 2

Exterior Features

Parking: Circular Driveway, Detached, Driveway, Garage Door Opener, Off Street, Storage

Lot Size Units: Acres

Lot Features: Secluded, Level, Mountain(s), Private, Road Frontage, Views, Wooded

Exterior Features: Lighting

Lot Size Area: 1.79

Amenities & Features

Sewer: Septic Tank

Electric: Underground, 200+ Amp Service, Generator

HOA Amenities: None

Water: Other

Body of Water: Lake George

Fees

HOA Fee: \$500

HOA Fee Includes: Snow Removal

HOA Fee Frequency: Annually



Financial

| | |
|---------------------------------|---|
| Possession: At Closing | Special Listing Conditions: Standard |
| Tax Annual Amount: \$550 | Tax Block: 1 |
| Tax Lot: 11.2 | Tax Tract: 199.04 |

School Information

| | |
|--|------------------------------------|
| Elementary School: Bolton Central | High School: Bolton Central |
| High School District: Bolton | |

