



## 11 S EAGLE RIDGE, BOLTON, NY 12824

<https://fallatigroup.com>

Ready to Move in- 3976 sq ft of modern luxury this Custom Mountain and Lake View Home is ready for you to enjoy the beauty of the Lake George region. , Designed to blend rustic charm with modern luxury. The barn board exterior harmonizes with the natural surroundings, while walls of glass bring in breathtaking views. This 4-bedroom, 5-bath home offers spacious living with ceilings ranging from 9 to 15 feet. Built with energy efficiency in mind, it features full spray foam insulation (R49 roof, R30 walls), a 22kW whole-house generator, and a 4-zone HVAC system with remote access for year-round comfort. Inside, Wood flooring, a linear gas fireplace, and radiant-heated baths with floating vanities, glass panels, and Kohler fixtures. The gourmet [...]

\$1,799,000

- 4 beds
- 5 baths
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 3 days ago  
**List Office Name:** Premier Properties Lake George  
**List Agent Office Phone:** 518-240-6142  
**County:** Warren  
**Lot Size Acres:** 2.19 acres  
**Type:** Single Family Residence  
**Status:** Active  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202524848  
**List Agent Email:** jncasaccio@gmail.com  
**Days On Market:** 132  
**Living Area sqft:** 3300  
**Category:** Residential  
**New Construction:** 1  
**Total Rooms:** 9  
**Bathrooms:** 5 baths  
**Year built:** 2025

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## Directions

**Directions:** Take I-87 and State Hwy 9N N/Lake Shore Dr to Coolidge Hill Rd in Diamond Point 14 min (11.1 mi) Turn left onto Coolidge Hill Rd 3 min (1.9 mi) 1 1 Eagle Ridge S Diamond Point, NY 12824

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## Building Details

**Construction Materials:** Stone, Wood Siding  
**Garage:** 1  
**Basement:** Finished, Full, Heated, Walk-Out Access  
**Architectural Style:** Contemporary  
**Fencing:** None

**Patio & Porch:** Rear Porch, Deck  
**Garage Spaces:** 2  
**Roof:** Asphalt, Shingle  
**Doors:** ENERGY STAR Qualified Doors

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## Interior Features



**Floor Covering:** Hardwood

**Cooling:** AC Pump, Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Wet Bar, Cathedral Ceiling(s), Central Vacuum, DSL Internet, Kitchen Island

**Laundry Features:** Laundry Room

**Heating:** Electric, Forced Air, Heat Pump

**Appliances:** Convection Oven, Dishwasher, Microwave, Range Hood, Refrigerator

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 5

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## Exterior Features

**Parking:** Driveway, Garage Door Opener

**Lot Size Units:** Acres

**Lot Features:** Views

**Exterior Features:** None

**Lot Size Area:** 2.19

**View:** Lake

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## Amenities & Features

**Utilities:** Cable Connected

**Electric:** 200+ Amp Service

**Sewer:** Septic Tank

**HOA Amenities:** None

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## Fees

**HOA Fee:** \$500

**HOA Fee Includes:** Snow Removal

**HOA Fee Frequency:** Annually

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## Financial

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 199.04

**Tax Annual Amount:** \$175.07

**Tax Lot:** 11.007



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## School Information

**Elementary School:** Bolton Central

**High School District:** Bolton

**High School:** Bolton Central

