



\$460,000

## 14 COTTON COURT, BOLTON, NY 12824

<https://fallatigroup.com>

Discover the perfect blend of comfort and charm in this cozy Adirondack chalet. Featuring an open-concept floor plan, this home offers an inviting flow from the spacious kitchen with a large island to the living room and sitting area, complete with a beautiful brick wood-burning fireplace. This property boasts (3) bedrooms / (2) Bathrooms and with plenty of windows throughout, the home enjoys great natural light. The LVT flooring offers durability and easy maintenance, while a newer furnace ensures year-round comfort. Located close to Bolton Landing, marinas, and public beaches, you'll enjoy easy access to all the best local amenities. Perfect for year round or seasonal use. Potential for renting dock space in Basin Bay (17' boat or jet ski). Don't miss [...]

- 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:** 0.25 acres  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202422877  
**List Agent Email:** kevin@daviesrealty.net  
**Days On Market:** 1  
**Living Area sqft:** 1260  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1971

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## Directions

**Directions:** Exit 22 of I-87. Proceed straight to traffic light (Lake Shore Drive). Left onto Lake Shore Drive (9N) and drive for approximately 6.0 miles to a right on Cotton Ct. Home is the 2nd home on right. Signs on Lake Shore Drive and in front of Home.

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## Building Details

**Construction Materials:** Wood Siding

**Basement:** Bilco Doors, Exterior Entry, Full, Unfinished

**Architectural Style:** Cottage

**Patio & Porch:** Wrap Around, Composite Deck, Deck, Front Porch

**Roof:** Composition

**Fencing:** Partial

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## Interior Features



**Floor Covering:** Carpet, Ceramic Tile, Vinyl

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Solid Surface Counters, Eat-in Kitchen

**Bathrooms Full:** 2

**Heating:** Forced Air, Propane, Propane Tank Leased

**Appliances:** Electric Oven, Freezer, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Living Room, Wood Burning

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Main Level, Washer Hookup

**Bathrooms Total:** 2

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## Exterior Features

**Parking:** Off Street

**Lot Size Units:** Acres

**Lot Features:** Cleared

**Exterior Features:** None

**Lot Size Area:** 0.25

**View:** Mountain(s)

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## Amenities & Features

**Utilities:** Cable Available, Cable Connected

**Water:** Drilled Well

**Body of Water:** Lake George

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

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## Additional

**Compensation Disclaimer:** .

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## Financial

**Special Listing Conditions:** No Disclosures

**Tax Block:** 1

**Tax Tract:** 200.14

**Tax Annual Amount:** \$2,056

**Tax Lot:** 24



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# School Information

**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

