



\$2,100,000

18 S EAGLE RIDGE, BOLTON, NY 12824

<https://fallatigroup.com>

Move in Ready! Enjoy the Summer, Custom Lake George Lake View, Mountain Modern Home with amazing walls of glass. 4 Bedroom 5 Bath. Energy-efficient home with full spray foam insulation (R49 roof, R30 walls). Features Lake Views and Mountain Views, 9-15' ceilings, Wood Floors flooring, radiant-heated baths with glass panels, floating vanities, and Kohler fixtures. Enjoy a linear gas fireplace, gourmet kitchen with Viking appliances plus two kitchenettes, sauna, and laundry. Includes 4-zone HVAC with remote access for comfort and peace of mind.

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

Basics



Date added: Added 2 days ago

List Office Name: Premier Properties Lake George

List Agent Office Phone: 518-240-6142

County: Warren

Lot Size Acres: 5.49 acres

Type: Single Family Residence

Status: Active

Bedrooms: 4 beds

Half baths: 0 half baths

MLS ID: 202524372

List Agent Email: jncasaccio@gmail.com

Days On Market: 141

Living Area sqft: 3300

Category: Residential

New Construction: 1

Total Rooms: 9

Bathrooms: 5 baths

Year built: 2025

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) 18 Eagle Ridge S Diamond Point, NY 12824

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

Interior Features



Floor Covering: Hardwood

Cooling: AC Pump, Central Air

Fireplace Features: Living Room

Above Grade Finished Area Source: Builder

Bathrooms Full: 5

Heating: Electric, Forced Air, Heat Pump

Appliances: Convection Oven, Dishwasher, Instant Hot Water, Microwave, Range Hood, Refrigerator

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

Laundry Features: Laundry Room

Exterior Features

Parking: Driveway, Garage Door Opener

Lot Size Units: Acres

Lot Features: Views

Exterior Features: None

Lot Size Area: 5.49

View: Lake

Amenities & Features

Utilities: Cable Connected

Electric: 200+ Amp Service

Sewer: Septic Tank

HOA Amenities: None

Fees

HOA Fee: \$500

HOA Fee Includes: Snow Removal

HOA Fee Frequency: Annually

Financial

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 199.04

Tax Annual Amount: \$201.28

Tax Lot: 11.006



School Information

Elementary School: Bolton Central

High School District: Bolton

High School: Bolton Central

