



\$284,800

## 1859 E SCHROON RIVER ROAD, BOLTON, NY 12814

<https://fallatigroup.com>

ADK getaway and fantastic investment opportunity in need of a little polishing! Situated on 3.4 acres, this zoned MF property features 2 cabins and provides private access to idyllic Schroon River. Each cabin features 2 bdrms/1ba, living room, kitchen, covered front porches, and washer/dryer hookups. Cabin 1 (900 sq) has propane heat and Cabin 2 (800 sq) has electric heat. Both units could use TLC to maximize potential, but have hosted in recent weeks. Enjoy your morning coffee while taking in the serene calm of the ADK wilderness, followed by kayaking or catching rainbow trout steps from your door! All just minutes from 87! BOM after inspections and seller is seeking offer with least resistance, price reflected. Sold AS IS. See agent [...]

- 2 beds
- 1 bath
- Cabin
- Residential
- Pending

---

### Basics



**Date added:** Added 6 months ago  
**List Office Name:** Gucciardo Real Estate LLC  
**List Agent Office Phone:** 518-441-8225  
**County:** Warren  
**Lot Size Acres:** 3.41 acres  
**Type:** Cabin  
**Total Rooms:** 10  
**Bathrooms:** 1 bath  
**Year built:** 1952

**MLS ID:** 202524589  
**List Agent Email:** dgrebert@gmail.com  
**Days On Market:** 64  
**Living Area sqft:** 1700  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**Zoning:** Mixed

---

## Directions

**Directions:** I-87N to Exit 24 to Rte. 11, then right onto E. Schroon River Rd.

---

## Building Details

**Construction Materials:** Clapboard, Wood Siding  
**Basement:** Slab  
**Architectural Style:** Ranch  
**Patio & Porch:** Covered, Deck, Front Porch  
**Roof:** Metal

---

## Interior Features

**Floor Covering:** Carpet, Laminate, Linoleum  
**Cooling:** Window Unit(s)  
**Interior Features:** Eat-in Kitchen  
**Laundry Features:** In Bathroom, Laundry Room  
**Heating:** Baseboard, Propane, Space Heater  
**Appliances:** Electric Oven, Refrigerator, Washer/Dryer  
**Above Grade Finished Area Source:** Public Records  
**Bathrooms Full:** 1



---

## Exterior Features

**Parking:** Stone

**Lot Size Units:** Acres

**Lot Features:** Secluded, Level, Views, Wooded, Cleared

**Exterior Features:** Other

**Lot Size Area:** 3.41

**View:** Mountain(s), River, Creek/Stream

---

## Amenities & Features

**Sewer:** Septic Tank

**Waterfront Features:** River Front

**Electric:** 200+ Amp Service

**Body of Water:** Schroon River

---

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$2,886.07

**Tax Lot:** 5.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 139.00

---

## School Information

**Elementary School:** Warrensburg

**High School District:** Warrensburg

**High School:** Warrensburg

