



**\$1,190,000**

## **21 JUNIPER HILL DRIVE, BOLTON, NY 12814**

<https://fallatigroup.com>

Lake George - Don't miss this opportunity to own this fully furnished, ready to move in, this 3 bedroom, 3 1/2 bath unit, Two bedrooms are located on the lower level, LR-DR-Kit& half bath on the main level and bedroom and full bath on the upper level. Private deck off the dining area and patio doors off the main bedroom to lawn area. This unit has a designated deep water dock space suitable for up to a 24' boat. Dock space #22 . Beautiful mountain views and limited lake view. Juniper Hill assoc. has a Clubhouse, swimming pool, tennis courts, playground area and beautiful deck area and swimming area at the lakeside. Don;t wait - call for appointment!

- 3 beds
- 4 baths
- Condominium, Townhouse
- Residential
- Active

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### **Basics**



**Date added:** Added 3 months ago  
**List Office Name:** Coldwell Banker King George Re  
**List Agent Office Phone:** 518-796-7700  
**County:** Warren  
**Lot Size Acres:** 0.01 acres  
**Type:** Condominium, Townhouse  
**Total Rooms:** 5  
**Bathrooms:** 4 baths  
**Year built:** 1987

**MLS ID:** 202531032  
**List Agent Email:** sallypepper@nycap.rr.com  
**Days On Market:** 17  
**Living Area sqft:** 1700  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

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## Directions

**Directions:** Juniper Hill is 1 mile north of the Town of Bolton on the East side of the Highway. This unit is in the last building of the lower side (no garage). It is the unit on the right side (corner) of the building.

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## Building Details

**Construction Materials:** Other  
**Basement:** Finished  
**Architectural Style:** Contemporary  
**Patio & Porch:** Waterfront Deck, Composite Deck, Deck  
**Roof:** Asphalt

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## Interior Features

**Floor Covering:** Carpet, Ceramic Tile, Vinyl  
**Cooling:** AC Pump, Central Air  
**Fireplace:** 1  
**Interior Features:** Vaulted Ceiling(s), Cathedral Ceiling(s)  
**Laundry Features:** Laundry Closet  
**Heating:** Baseboard, Forced Air, Heat Pump  
**Appliances:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer  
**Fireplace Features:** Living Room  
**Above Grade Finished Area Source:** Plans  
**Bathrooms Full:** 3



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## Exterior Features

**Parking:** Other, Paved

**Lot Size Units:** Acres

**Lot Features:** Landscaped

**Exterior Features:** Drive-Paved, Dock

**Lot Size Area:** 0.01

**View:** Mountain(s), Lake

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## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Public

**Waterfront Features:** Shared, Deeded  
Water Access

**Sewer:** Other

**Electric:** 200+ Amp Service

**HOA Amenities:** Beach Access, Boat Dock,  
Clubhouse, Lake Access, Recreation Facilities

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## Fees

**HOA Fee:** \$2,600

**HOA Fee Frequency:**  
Quarterly

**HOA Fee Includes:** Maintenance Grounds, Sewer, Snow  
Removal, Trash

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,600

**Tax Lot:** 14.000

**Special Listing Conditions:** Other

**Tax Block:** 2

**Tax Tract:** 171.07

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## School Information

**Elementary School:** Bolton Central

**High School District:** Bolton

**High School:** Bolton Central

