



**\$7,850,000**

## **24 WALKER POINT LANE, BOLTON, NY 12814**

<https://fallatigroup.com>

NORTHWEST BAY breathtaking forever wild panoramic views of Tongue Mountain from this custom Adirondack lakefront home on 2.62 acres in Bolton with 993 feet of lakefront. This 4 bedroom, 5 full bath home has custom woodwork and detailed built-ins throughout. Gorgeous double-sided stone fireplace in the living room with panoramic views of Northwest Bay from almost every place in the house. Custom kitchen with large island, enclosed porch and large expansive lakeside deck across the front of the house. Commercial generator, home stereo system, and many other amenities abound. Detached garage with two bedroom guest house. Level lakefront with privacy that is unparalleled on Lake George, two large boathouse complexes great swimming.

- 6 beds
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 7 months ago  
**List Office Name:** Davies-Davies & Assoc Real Est  
**List Agent Office Phone:** 518-796-9068  
**Living Area sqft:** 3756  
**Lot Size Dimensions:** 993x363x845x131  
**Type:** Single Family Residence  
**Total Rooms:** 13  
**Half baths:** 0 half baths  
**Zoning:** Single Residence

**MLS ID:** 202412120  
**List Agent Email:** dan@daviesrealty.net  
**County:** Warren  
**Lot Size Acres:** 2.62 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 6 beds  
**Year built:** 1910

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## Directions

**Directions:** From State Hwy 9N N/Lake Shore Dr turn right onto Walker Point Ln in Bolton, then immediate left (before the barn) go down the driveway to house #24.

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## Building Details

**Construction Materials:** Stone, Wood Siding

**Garage:** 1

**Basement:** Exterior Entry, Heated, Interior Entry, Unfinished

**Property Condition:** Updated/Remodeled

**Fencing:** Fenced, Partial

**Patio & Porch:** Covered, Deck, Enclosed, Porch

**Garage Spaces:** 3

**Roof:** Asphalt

**Architectural Style:** Craftsman, Custom

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood, Wood

**Cooling:** Central Air

**Fireplace:** 2

**Interior Features:** High Speed Internet, Other, Built-in Features, Crown Molding, Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 4

**Heating:** Forced Air, Propane

**Appliances:** Cooktop, Dishwasher, Microwave, Refrigerator, Washer/Dryer

**Fireplace Features:** Dining Room, Family Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 4

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## Exterior Features

**Parking:** Detached, Driveway, Garage Door Opener, Heated Garage, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Private, Views, Wooded, Landscaped, Waterfront

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

**Lot Size Area:** 2.62

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

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## Amenities & Features

**Utilities:** Cable Available, Cable Connected

**Water:** Drilled Well

**Waterfront Features:** Seawall, Waterfront Deck, Lake Front

**Security Features:** Security System, Carbon Monoxide Detector(s)

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service, 440 Volts

**Body of Water:** Lake George

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## Additional

**Buyer Agency Compensation:** 2.25

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



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## Financial

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 141.00

**Tax Annual Amount:** \$61,351

**Tax Lot:** 12

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## School Information

**Elementary School:** Bolton Central

**High School District:** Bolton

**High School:** Bolton Central

