



**\$2,495,000**

## **25 BIRCH DRIVE, BOLTON, NY 12824**

<https://fallatigroup.com>

Ready to live your Adirondack dream? This stunning 4-bedroom, 3.5-bath log home offers soaring cathedral ceilings and a striking floor-to-ceiling stone fireplace. The open-concept design features a spacious kitchen and inviting living areas, with charming rustic details throughout. Enjoy the outdoors from the large screened-in porch or take advantage of the two-car garage for added convenience. Just a short walk to a sandy beach and lakefront docking for a 24' boat—perfect for your relaxing getaway or year-round living.

- 4 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Davies-Davies & Assoc Real Est

**List Agent Office Phone:** 518-796-4241

**County:** Warren

**Lot Size Acres:** 0.82 acres

**Type:** Single Family Residence

**Total Rooms:** 10

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202517192

**List Agent Email:** rcw8947@yahoo.com

**Days On Market:** 36

**Living Area sqft:** 3168

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 2000

## Directions

**Directions:** Lake Shore Drive, (Route 9N) to Birch Drive follow to where it turns to the left and house and driveway are on the left.

## Building Details

**Construction Materials:** Log

**Garage:** 1

**Basement:** Heated, Interior Entry, Partial, Sump Pump, Unfinished

**Windows:** Screens, Skylight(s), Blinds, Double Pane Windows, Insulated Windows

**Fencing:** None

**Patio & Porch:** Screened, Covered

**Garage Spaces:** 2

**Roof:** Composition

**Architectural Style:** Log

## Interior Features



**Floor Covering:** Hardwood, Wood

**Cooling:** Ductless

**Fireplace:** 1

**Interior Features:** Grinder Pump, High Speed Internet, Paddle Fan, Cathedral Ceiling(s), Kitchen Island, Built-in Features

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

**Bathrooms Total:** 4

**Heating:** Baseboard, Hot Water, Oil, Zoned

**Appliances:** Dishwasher, Dryer, Electric Oven, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Driveway, Garage Door Opener, Heated Garage, Off Street, Workshop in Garage

**Lot Size Units:** Acres

**Lot Features:** Level, Road Frontage, Wooded, Garden

**Exterior Features:** Garden, Dock

**Lot Size Area:** 0.82

**View:** Trees/Woods, Water

## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Other

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

**HOA Amenities:** Beach Access, Boat Dock, Lake Access

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

**Sewer:** Other

**Electric:** Underground, 200+ Amp Service, Circuit Breakers, Generator

**Body of Water:** Lake George

**Other Equipment:** Fuel Tank(s), Grinder Pump

## Fees



HOA Fee: \$1,176

HOA Fee Includes: Sewer, Snow Removal

HOA Fee Frequency: Annually

Financial

Possession: At Closing

Tax Annual Amount: \$10,085

Tax Lot: 38.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 200.14

School Information

Elementary School: Bolton Central

High School District: Bolton

High School: Bolton Central

