



\$1,299,999

## 25 GOODMAN AVENUE, BOLTON, NY 12814

<https://fallatigroup.com>

Experience modern Adirondack living at its finest in this stunning new-construction townhouse, ideally located in the heart of Bolton Landing—just steps from Lake George, ranked the #3 cleanest lake in America! Enjoy the convenience of a one-minute walk to boutique shops and restaurants, while retreating to your private haven. The open-concept first floor is designed for entertaining, featuring a gourmet kitchen with GE Monogram appliances, an oversized island, and a spacious living room with a beautiful gas fireplace. Upstairs, the second level offers three luxurious en suites, each with built-in armoires for ample storage. The finished basement adds even more living space, with a fourth bedroom, full bath, and a family room—ideal for guests or relaxing. Whether you're looking for a year-round [...]

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

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### Basics



**Date added:** Added 1 day ago

**List Office Name:** Crystal Coleman Realty LLC

**List Agent Office Phone:** 518-925-7151

**Living Area sqft:** 2450

**Category:** Residential

**New Construction:** 1

**Total Rooms:** 14

**Bathrooms:** 5 baths

**Year built:** 2025

**MLS ID:** 202614089

**List Agent Email:** paigeamsler518@gmail.com

**County:** Warren

**Lot Size Acres:** 0.69 acres

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

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## Directions

**Directions:** North on I-87 to exit 22, North onto Lakeshore Drive to Bolton Landing, Left onto Goodman Ave and unit is located 550 feet down Goodman Ave on left hand side.

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## Building Details

**Construction Materials:** Masonite

**Basement:** Bath/Stubbed, Finished, Full, Heated, Interior Entry, Walk-Out Access

**Doors:** Sliding Doors

**Patio & Porch:** Covered, Front Porch

**Roof:** Asphalt, Metal, Shingle

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## Interior Features



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

**Heating:** Electric, Forced Air

**Cooling:** Central Air

**Appliances:** Ice Maker, Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, ENERGY STAR Qualified Appliances, Freezer, Humidifier, Microwave, Range, Range Hood, Refrigerator

**Fireplace Features:** Gas, Living Room

**Interior Features:** Paddle Fan, Walk-In Closet(s), Ceramic Tile Bath, Eat-in Kitchen, Kitchen Island

**Above Grade Finished Area Source:** Builder

**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Laundry Closet, Main Level

**Bathrooms Full:** 4

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## Exterior Features

**Parking:** Driveway, Off Street, Paved

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

**Lot Size Units:** Acres

**Lot Size Area:** 0.69

**Lot Features:** Cleared

**View:** Downtown

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

**Electric:** 200+ Amp Service

**Waterfront Features:** Lake/River Across Rd

**Body of Water:** Lake George

**HOA Amenities:** None

**Security Features:** Carbon Monoxide Detector(s), Fire Alarm

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## Fees

**HOA Fee:** \$386

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Other, Insurance, Maintenance Grounds, Snow Removal, Trash



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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$9,000

**Tax Lot:** 75.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 171.19

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## School Information

**Elementary School:** Bolton Central

**High School District:** Bolton

**High School:** Bolton Central

