



\$3,250,000

3 CAPRI COURT, A2, BOLTON, NY 12824

<https://fallatigroup.com>

New construction lakefront townhome offering an exceptional opportunity to own directly on Lake George. Enjoy open water views, a private dock, and access to a spacious HOA beach—perfect for making the most of lake living. This expansive residence features over 3,200 sq ft with 4 bedrooms and 4.5 bathrooms, along with a detached 2-car garage. Designed with an open-concept floor plan, the home is ideal for both everyday living and entertaining. Ideally situated between Bolton Landing and Lake George Village, this prime location offers the perfect balance of convenience and tranquility. Low taxes and HOA fees add to the appeal. Unit shown or described may include optional upgrades not included in the base offering. The complete terms are outlined in the offering [...]

- 4 beds
- 5 baths
- Townhouse
- Residential
- Active

Basics



Date added: Added 7 months ago

MLS ID: 202526154

List Office Name: Hunt ERA

List Agent Email: Nicholas.massaroni@huntrealestate.com

List Agent Office Phone:
518-681-2003

Days On Market: 196

County: Warren

Living Area sqft: 3275

Lot Size Acres: 7.44 acres

Category: Residential

Type: Townhouse

New Construction: 1

Status: Active

Total Rooms: 12

Bedrooms: 4 beds

Bathrooms: 5 baths

Half baths: 1 half bath

Year built: 2024

UnitNumber: A2

Directions

Directions: Off Lake Shore Drive, directly between The Flamingo (South) and Treasure Cove (North).

Building Details

Construction Materials: Stone, Wood Siding

Patio & Porch: Waterfront Deck

Garage Spaces: 2

Basement: Walk-Out Access

Interior Features

Heating: Propane

Cooling: Central Air

Appliances: Oven

Above Grade Finished Area Source: Builder

Bathrooms Full: 4

Exterior Features



Parking: Detached

Exterior Features: Other, Dock

Lot Size Units: Acres

Lot Size Area: 7.44

Lot Features: Waterfront

Amenities & Features

Sewer: Shared Septic

Water: Shared Well

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

Body of Water: Lake George

HOA Amenities: Beach Access, Boat Dock, Lake Access

Fees

HOA Fee: \$266.93

HOA Fee Frequency: Monthly

HOA Fee Includes: Other

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$9,835.58

School Information

Elementary School: Lake George

High School: Lake George

High School District: Lake George

