



\$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

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## Basics



**Date added:** Added 9 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:** 231

**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

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## Directions

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

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## Building Details

**Construction Materials:** Stone, Wood Siding

**Patio & Porch:** Waterfront Deck

**Garage Spaces:** 2

**Basement:** Walk-Out Access

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## Interior Features

**Heating:** Propane

**Cooling:** Central Air

**Appliances:** Oven

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 4

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## Exterior Features



**Parking:** Detached

**Exterior Features:** Other, Dock

**Lot Size Units:** Acres

**Lot Size Area:** 7.44

**Lot Features:** Waterfront

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## 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

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## Fees

**HOA Fee:** \$266.93

**HOA Fee Frequency:** Monthly

**HOA Fee Includes:** Other

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## Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$9,835.58

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## School Information

**Elementary School:** Lake George

**High School:** Lake George

**High School District:** Lake George

