



\$3,250,000

3 CAPRI COURT, A2, BOLTON, NY 12824

<https://fallatigroup.com>

New construction lakefront townhome! Completion estimated December 2025! Directly on Lake George with private dock, large HOA beach, and open water views. 3,200+ sq ft, 4 BR, 4.5 BA, AND detached 2-car garage. Open floor plan ideal for entertaining. Prime location between Bolton Landing & Lake George Village. Low taxes & HOA fees. Unit shown or described includes optional upgrades and layout changes not in base offering. The complete offering terms are in an offering plan available from sponsor. File No. CD23-0320. Equal Housing Opportunity.

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

Basics



Date added: Added 4 weeks ago

List Office Name: Hunt ERA

List Agent Office Phone: 518-681-2003

County: Warren

Lot Size Acres: 7.44 acres

Type: Townhouse

Status: Active

Bedrooms: 4 beds

Half baths: 1 half bath

UnitNumber: A2

MLS ID: 202526154

List Agent Email: Nicholas.massaroni@huntrealestate.com

Days On Market: 25

Living Area sqft: 3275

Category: Residential

New Construction: 1

Total Rooms: 12

Bathrooms: 5 baths

Year built: 2024

Directions

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

Building Details

Construction Materials: Stone, Wood Siding

Garage Spaces: 2

Patio & Porch: Waterfront Deck

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

Lot Size Units: Acres

Lot Features: Waterfront

Exterior Features: Other, Dock

Lot Size Area: 7.44

Amenities & Features

Sewer: Shared Septic

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

HOA Amenities: Beach Access, Boat Dock, Lake Access

Water: Shared Well

Body of Water: Lake George

Fees

HOA Fee: \$266.93

HOA Fee Includes: Other

HOA Fee Frequency: Monthly

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$9,835.58

School Information

Elementary School: Lake George

High School District: Lake George

High School: Lake George

