



\$699,000

30 THE BACK ROAD, BOLTON, NY 12814

<https://fallatigroup.com>

"Nuthatch" cottage in Rainbow Beach on Lake George. This is your opportunity for a year-round camp with beach rights and docking on Lake George! Slate entry, convenient closet, dining area, galley kitchen, living room with cathedral ceiling & stone wood-burning fireplace. Primary bed with skylights, carpeting and window seat, primary bath with tub/shower. Two more bedrooms with ceiling fans. Office with laundry closet. Screened porch shaded by trees. Association amenities include sandy beach area, swim dock, pavilion, 26' dock space, tennis courts, pickle ball court, playground, and kayak rack.

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 2 months ago

List Office Name: Davies-Davies & Assoc Real Est

List Agent Office Phone: 518-796-9068

County: Warren

Lot Size Acres: 34.1 acres

Type: Single Family Residence

Total Rooms: 9

Half baths: 0 half baths

Zoning: Single Residence

MLS ID: 202517542

List Agent Email: dan@daviesrealty.net

Days On Market: 7

Living Area sqft: 1200

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 1987

Directions

Directions: Lake Shore Drive in Bolton to Homer Point Road. Veer right onto Rainbow Beach Road, quick left onto The Back Road.

Building Details

Construction Materials: Vinyl Siding

Basement: Crawl Space, None

Windows: Skylight(s)

Fencing: Split Rail

Patio & Porch: Screened, Deck, Porch

Roof: Composition

Architectural Style: Cottage

Interior Features



Floor Covering: Carpet, Hardwood, Slate

Cooling: Window Unit(s)

Fireplace: 1

Interior Features: Paddle Fan, Cathedral Ceiling(s), Built-in Features

Laundry Features: Laundry Closet, Main Level

Bathrooms Total: 2

Heating: Electric, Propane, Propane Tank Leased

Appliances: Dishwasher, Dryer, Indoor Grill, Range, Refrigerator, Washer

Fireplace Features: Living Room, Wood Burning

Above Grade Finished Area Source: See Remarks

Bathrooms Full: 2

Exterior Features

Parking: Driveway, Stone

Lot Size Units: Acres

Lot Features: Level, Wooded, Landscaped

Exterior Features: Other, Garden, Tennis Court(s), Dock

Lot Size Area: 34.1

Amenities & Features

Sewer: Shared Septic

Waterfront Features: Shared, Beach Front, Lake Front

HOA Amenities: Beach Access, Boat Dock, Lake Access, Recreation Facilities

Water: Shared Well

Body of Water: Lake George

Fees

HOA Fee: \$3,600

HOA Fee Includes: Other, Sewer, Snow Removal, Trash, Water

HOA Fee Frequency: Annually

Financial



Possession: At Closing

Tax Annual Amount: \$4,000

Tax Lot: 29

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 186.18

School Information

Elementary School: Bolton Central

High School District: Bolton

High School: Bolton Central

