



\$4,250,000

31 FISH POINT ROAD, BOLTON, NY 12824

<https://fallatigroup.com>

Experience the finest in Lake George living at this stunning lakefront property. This rare offering combines classic Adirondack charm with modern elegance, delivering breathtaking panoramic views, crystal-clear waterfront and unmatched privacy. Set on a beautifully landscaped lot with over 150 feet of shoreline, this well maintained home offers level driveway access and has generous indoor and outdoor living spaces designed for both relaxation and entertaining. The open-concept layout includes a great room with soaring ceilings, a stone fireplace, and walls of windows that frame spectacular lake views. Step outside to a spacious lakeside deck, a private dock and a sandy swim area – perfect for swimming, and soaking up the sun. The boat house with sun deck offers space for 3 boats.

- 4 beds
- Single Family Residence
- Residential
- Active

Basics



MLS ID: 202517561

List Agent Email: catherine.mcdonough@huntrealestate.com

Days On Market: 42

Living Area sqft: 1966

Lot Size Dimensions: 153x568x153x592

Type: Single Family Residence

Total Rooms: 11

Half baths: 0 half baths

Zoning: Single Residence

Directions: Lakeshore Drive north left onto Homer point Road slight right onto rainbow Beach Road right onto Fish point Road left at 31 Fish pointe Road.

Construction Materials: Wood Siding

Patio & Porch: Screened, Side Porch, Deck, Porch

Garage: 1

Garage Spaces: 2

Basement: Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

Roof: Asphalt

Property Condition: Updated/Remodeled

Architectural Style: Contemporary



Floor Covering: Carpet, Ceramic Tile, Hardwood

Cooling: AC Pump

Fireplace: 1

Interior Features: Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s)

Laundry Features: In Basement

Bathrooms Total: 3

Heating: Electric

Appliances: Dishwasher, Disposal, Dryer, Electric Oven, Oven, Refrigerator, Washer/Dryer

Fireplace Features: Living Room

Above Grade Finished Area Source: Public Records

Bathrooms Full: 3

Exterior Features

Parking: Detached, Driveway, Garage Door Opener, Paved

Lot Size Units: Acres

Lot Features: Secluded, Level, Views, Landscaped

Exterior Features: Drive-Paved, Gas Grill, Dock

Lot Size Area: 2.04

View: Mountain(s), Lake

Amenities & Features

Utilities: Cable Connected

Water: Lake

Spa: Jet Tub

Waterfront Features: Lake Front

Other Equipment: Other, Irrigation Equipment

Sewer: Septic Tank

Electric: Generator

Accessibility Features: Accessible Approach with Ramp

Body of Water: Lake George

Security Features: Security System, Security Service, Carbon Monoxide Detector(s)

Financial

Possession: At Closing

Tax Annual Amount: \$23,694

Special Listing Conditions: Standard



School Information

Elementary School: Bolton Central

High School: Bolton Central

High School District: Bolton

