



**\$1,100,000**

## **33 SUNRISE SHORES LOOP, BOLTON, NY 12814**

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Pending

Charming Lake George cottage in the Sunrise Shores community with dock space and beach rights. Offers 1,000± sq ft including a large screened-in porch and cozy knotty pine interior. Features 3 bedrooms 2 connected by a beautiful log catwalk, the centerpiece of this home 1.5 baths, lakeview patio, new roof, and brand-new NYS-compliant septic. Includes a 20' protected crib dock space, private sandy beach with swim area and float. Located 4 minutes from Bolton Landing in sought-after Huddle Bay with stunning views and quick boat access to The Narrows.

### **Basics**



**Date added:** Added 2 months ago

**List Office Name:** Premier Properties Lake George

**List Agent Office Phone:** 518-240-6142

**County:** Warren

**Lot Size Acres:** 1 acres

**Type:** Single Family Residence

**Total Rooms:** 6

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202519125

**List Agent Email:** jncasaccio@gmail.com

**Days On Market:** 27

**Living Area sqft:** 997

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1963

## Directions

**Directions:** Exit 22 towards Bolton Landing, Sunrise shores loop will be on your right.

## Building Details

**Construction Materials:** Log

**Basement:** None, Pillar/Post/Pier

**Architectural Style:** Condominium Unit, Cottage, Log

**Patio & Porch:** Waterfront Deck, Enclosed, Front Porch

**Roof:** Asphalt, Shingle

## Interior Features

**Floor Covering:** Carpet, Hardwood

**Cooling:** Wall Unit(s)

**Fireplace:** 1

**Interior Features:** Paddle Fan, Vaulted Ceiling(s), Cathedral Ceiling(s)

**Laundry Features:** None

**Bathrooms Total:** 2

**Heating:** Electric

**Appliances:** Electric Water Heater, Microwave, Range, Refrigerator

**Fireplace Features:** Living Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

<b>Parking:</b> Driveway	<b>Exterior Features:</b> Drive-Paved, Dock
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 1
<b>Lot Features:</b> Rock Outcropping, Cul-De-Sac	<b>View:</b> Lake

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## Amenities & Features

<b>Utilities:</b> Cable Connected	<b>Sewer:</b> Septic Tank
<b>Water:</b> Public	<b>Electric:</b> 100 Amp Service
<b>Waterfront Features:</b> Beach Front, Deeded Water Access	<b>Body of Water:</b> Lake George
<b>HOA Amenities:</b> Beach Access, Boat Dock, Lake Access	

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## Fees

<b>HOA Fee:</b> \$2,500	<b>HOA Fee Frequency:</b> Annually
<b>HOA Fee Includes:</b> Maintenance Grounds	

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## Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Estate
<b>Tax Annual Amount:</b> \$3,329.78	

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## School Information

<b>Elementary School:</b> Bolton Central	<b>High School:</b> Bolton Central
<b>High School District:</b> Bolton	

