



\$1,150,000

40 RIDGEWOOD COURT, BOLTON, NY 12814

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DEEDED 23FT DOCK & LAKE ACCESS IN COVETED NORTHWEST BAY!! Your lake life starts here, offering the opportunity to enjoy boating, sandy swimming, and effortless days on the water just in time for summer. Imagine days spent out on the lake and evenings relaxing by the water gathered around the picnic and BBQ area as the sun sets. The community amenities are everything you need, all just minutes from all of the shops and restaurants in downtown Bolton Landing. Set on a 1-acre lot, this well-maintained home welcomes you with a warm, comfortable feel the moment you step inside. The main level features a beautifully remodeled eat-in kitchen (2024) with all new appliances, a cozy den with half bath, and a living [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Pending

Basics



Date added: Added 20 hours ago

MLS ID: 202614467

List Office Name: Davies-Davies & Assoc Real Est

List Agent Email: ashleyn@daviesrealty.net

List Agent Office Phone: 518-698-6012

County: Warren

Living Area sqft: 1144

Lot Size Acres: 1 acres

Category: Residential

Type: Single Family Residence

Status: Pending

Total Rooms: 9

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 1 half bath

Year built: 1983

Directions

Directions: Lakeshore Dr to right on Beechwood Dr. Right on Ridgewood Ct. House is on left.

Building Details

Construction Materials: Wood Siding **Patio & Porch:** Deck

Garage: 1

Attached Garage: 1

Garage Spaces: 1

Basement: Finished, Heated, Interior Entry, Partial, Walk-Out Access

Architectural Style: Contemporary

Interior Features

Heating: Baseboard, Hot Water, Oil

Cooling: Wall Unit(s)

Appliances: Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer

Fireplace: 1

Fireplace Features: Gas, Living Room

Interior Features: High Speed Internet, Eat-in Kitchen, Kitchen Island

Above Grade Finished Area Source: CRS

Laundry Features: Laundry Closet

Bathrooms Full: 1



Exterior Features

Parking: Attached, Off Street, Paved, Under Residence **Exterior Features:** Drive-Paved, Dock

Lot Size Units: Acres

Lot Size Area: 1

Lot Features: Views, Landscaped, Waterfront

Amenities & Features

Sewer: Septic Tank

Waterfront Features: Deeded Water Access

Body of Water: Lake George

HOA Amenities: Boat Dock, Lake Access

Fees

HOA Fee: \$1,400

HOA Fee Frequency: Annually

HOA Fee Includes: Other

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$4,524.63

Tax Block: 1

Tax Lot: 32.000

Tax Tract: 156.12

School Information

Elementary School: Bolton Central

High School: Bolton Central

High School District: Bolton

