



**\$1,199,000**

## **42 HORICON AVENUE, BOLTON, NY 12814**

<https://fallatigroup.com>

Spacious 5-bedroom, 3.5-bath home in the heart of Bolton Landing! This inviting property features an open-concept kitchen and dining area, perfect for entertaining, along with a cozy living room highlighted by a beautiful stone fireplace. Gleaming hardwood floors run throughout, adding warmth and charm. Enjoy the convenience of walking to shops, restaurants, and Lake George. The property offers two large garages and ample paved parking, providing plenty of space for vehicles and storage. Step outside to a unique outdoor recreational bar area, ideal for hosting guests or relaxing after a day on the lake. With updated mechanicals and strong short-term rental potential, this home is a fantastic opportunity for both personal use and investment.

- 5 beds
- 4 baths
- Single Family Residence
- Residential
- Active

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### **Basics**



**Date added:** Added 3 months ago  
**List Office Name:** Davies-Davies & Assoc Real Est  
**List Agent Office Phone:** 518-796-9068  
**County:** Warren  
**Lot Size Acres:** 0.45 acres  
**Type:** Single Family Residence  
**Total Rooms:** 14  
**Bathrooms:** 4 baths  
**Year built:** 1902

**MLS ID:** 202614135  
**List Agent Email:** dan@daviesrealty.net  
**Days On Market:** 31  
**Living Area sqft:** 3023  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 5 beds  
**Half baths:** 1 half bath

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## Directions

**Directions:** Route 9N into Bolton Landing, turn onto Horicon Avenue at the light. Home on right at corner of Horicon and 1st Street. The driveway is on 1st Street.

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## Building Details

**Construction Materials:** Wood Siding  
**Garage:** 1  
**Basement:** Partial

**Patio & Porch:** Front Porch  
**Garage Spaces:** 4  
**Architectural Style:** Traditional

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## Interior Features

**Floor Covering:** Wood  
**Cooling:** Central Air  
**Fireplace:** 1  
**Interior Features:** Paddle Fan, Dry Bar  
**Laundry Features:** Laundry Room

**Heating:** Baseboard, Hot Water  
**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer  
**Fireplace Features:** Living Room  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 3



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## Exterior Features

**Parking:** Detached, Driveway, Paved **Exterior Features:** Drive-Paved, Outdoor Bar

**Lot Size Units:** Acres

**Lot Size Area:** 0.45

**Lot Features:** Corner Lot

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$4,608

**Tax Block:** 2

**Tax Lot:** 26.000

**Tax Tract:** 171.15

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## School Information

**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

