



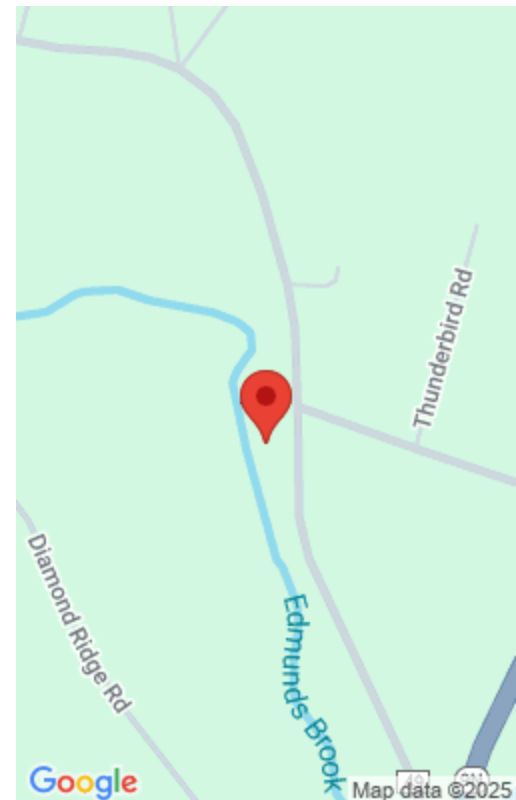
\$772,000

49 COOLIDGE HILL ROAD, BOLTON, NY 12824

<https://fallatigroup.com>

Here is your cozy cottage in the ADK. Listen to the sounds of Edmonds Brook and watch the wildlife in the surrounding woods of your private backyard. Walk to Lake George, the Queen of all Lakes. Shop in Bolton Landing or a quick trip over the mountain to Warrensburg. Many new upgrades, kitchen cabinets, slim line refrigerator, stonewall, freshly painted interior, new septic system. A whole house generator. Home is very economical to maintain. The cottage has it all. Detailed to perfection! Move in condition. An additional acre may be included in the sale.

- 3 beds
- Single Family Residence
- Residential
- Active



Basics

Date added: Added 1 year ago

List Office Name: Real Estate Innovations

List Agent Office Phone: 518-499-9043

Living Area sqft: 1200

Lot Size Dimensions: .67

Type: Single Family Residence

Total Rooms: 9

Half baths: 1 half bath

Zoning: Single Residence

MLS ID: 202410979

List Agent Email: lakegeorgenorth@verizon.net

County: Warren

Lot Size Acres: 0.67 acres

Category: Residential

Status: Active

Bedrooms: 3 beds

Year built: 1911

Directions

Directions: Take Route 9N out of Lake George, left on Coolidge Hill Road Second home on the left.

Building Details

Construction Materials: Wood Siding

Garage: 1

Basement: Partial

Architectural Style: Cottage, Craftsman

Patio & Porch: Screened, Covered, Porch

Garage Spaces: 1

Property Condition: Updated/Remodeled

Interior Features

Floor Covering: Carpet, Hardwood, Tile

Cooling: Other

Fireplace: 1

Bathrooms Full: 2

Heating: Forced Air

Appliances: Oven, Range, Refrigerator

Interior Features: Crown Molding, Eat-in Kitchen

Bathrooms Total: 3



Exterior Features

Parking: Detached, Driveway, Storage	Exterior Features: Garden
Lot Size Units: Acres	Lot Size Area: 0.67
Lot Features: Private, Road Frontage, Wooded, Cleared, Garden, Landscaped	View: Creek/Stream, Forest, Garden

Amenities & Features

Sewer: Septic Tank	Water: Drilled Well
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Additional

Buyer Agency Compensation: 2.00	Sub Agency Compensation: 0.00
Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	

Financial

Possession: At Closing	Special Listing Conditions: Standard
Tax Annual Amount: \$1,790.72	Tax Block: 1
Tax Lot: 3.000	Tax Tract: 213.13

School Information

Elementary School: Bolton Central	High School: Bolton Central
High School District: Bolton	

