



**\$384,900**

## **511 FEDERAL HILL ROAD, BOLTON, NY 12814**

<https://fallatigroup.com>

Are you looking for your very own Adirondack retreat or adding to your vacation rental portfolio? Look no further! This is a meticulously maintained 2 bedroom, 1 bathroom. There is a flex room that could serve as a 3rd bedroom, office or den. This home is overflowing with Adirondack charm. Formally featured on House Hunters- Lake George episode. Recent updates include upgraded heating system, hot water system, water softening system, plumbing, whole house generator, wood stove, new well tank, new septic system. Enjoy the Tranquility of this private setting, conveniently located just minutes from the upscale vacation paradise known as the Village of Bolton Landing. Just 10 miles south is the Village of Lake George bustling with shops, eateries and amusement choices.

- 2 beds
- 1 bath
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 3 months ago

**MLS ID:** 202517480

**List Office Name:** Hunt ERA

**List Agent Email:** Lisa.grassibender@huntrealestate.com

**List Agent Office Phone:**  
518-744-7795

**Days On Market:** 58

**County:** Warren

**Living Area sqft:** 1215

**Lot Size Acres:** 1.12 acres

**Category:** Residential

**Type:** Single Family Residence

**Status:** Pending

**Total Rooms:** 7

**Bedrooms:** 2 beds

**Bathrooms:** 1 bath

**Half baths:** 0 half baths

**Year built:** 1949

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## Directions

**Directions:** From route 9 in Bolton make a right unto Riverbank and then a left onto Federal Hill Rd.

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## Building Details

**Construction Materials:** Wood Siding

**Patio & Porch:** Screened, Porch

**Basement:** Interior Entry, Sump Pump, Unfinished

**Roof:** Metal

**Architectural Style:** Cottage

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## Interior Features



**Floor Covering:** Carpet, Vinyl

**Cooling:** None

**Fireplace:** 1

**Interior Features:** Eat-in Kitchen

**Laundry Features:** Electric Dryer Hookup, Laundry Closet, Main Level, Washer Hookup

**Bathrooms Total:** 1

**Heating:** Forced Air, Oil, Wood Stove

**Appliances:** Gas Oven, Microwave, Refrigerator, Washer/Dryer, Water Purifier

**Fireplace Features:** Wood Burning Stove, Family Room

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1

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## Exterior Features

**Parking:** Driveway, Off Street, Stone

**Lot Size Units:** Acres

**Lot Features:** Secluded, Wooded, Cleared

**Exterior Features:** None

**Lot Size Area:** 1.12

**View:** Trees/Woods

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## Amenities & Features

**Utilities:** Cable Available

**Water:** Other

**Sewer:** Septic Tank

**Electric:** 100 Amp Service, Generator

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$1,778

**Tax Lot:** 6.000

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 140.00

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## School Information

**Elementary School:** Bolton Central

**High School District:** Bolton

**High School:** Bolton Central

