



\$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

Basics



MLS ID: 202517480

List Agent Email: Lisa.grassibender@huntrealestate.com

Days On Market: 58

Living Area sqft: 1215

Category: Residential

Status: Pending

Bedrooms: 2 beds

Half baths: 0 half baths

Year built: 1949

Directions

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

Building Details

Patio & Porch: Screened, Porch

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

Architectural Style: Cottage

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

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

Amenities & Features

Utilities: Cable Available

Water: Other

Sewer: Septic Tank

Electric: 100 Amp Service, Generator

Financial

Possession: At Closing

Tax Annual Amount: \$1,778

Tax Lot: 6.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 140.00

School Information

Elementary School: Bolton Central

High School District: Bolton

High School: Bolton Central

