



\$365,000

511 FEDERAL HILL ROAD, BOLTON, NY 12814

<https://fallatigroup.com>

As featured on House Hunters! Charming two-bedroom Adirondack cabin offering rustic character with modern amenities. Set on a quiet 1.12-acre wooded lot, surrounded by trees and natural scrub for privacy and serenity. This year-round retreat is walking distance to Sagamore Golf Course, just 3 miles to Bolton Landing and Lake George, and 30 minutes to Gore Mountain Ski Complex. The home features a well-appointed kitchen with solid surface countertops and stainless steel appliances, along with washer and dryer, generator, and water softener with UV treatment system. Enjoy outdoor living on the full screened porch, and take advantage of the barn and shed, ideal for toy and equipment storage. Offered fully furnished in classic Adirondack décor, this property also boasts a strong rental [...]

- 2 beds
- 1 bath
- Cabin
- Residential
- Pending

Basics



Date added: Added 2 months ago

MLS ID: 202611816

List Agent Email: jpgollhofer@gmail.com

Days On Market: 6

Living Area sqft: 1215

Category: Residential

Status: Pending

Bedrooms: 2 beds

Half baths: 0 half baths

Zoning: Single Residence

Contingency: Contingent - Continue to Show

List Office Name: CapMark Realty LLC

List Agent Office Phone: 518-586-2578

County: Warren

Lot Size Acres: 1.12 acres

Type: Cabin

Total Rooms: 7

Bathrooms: 1 bath

Year built: 1949

Directions

Directions: Route 9N into Bolton Landing, Horicon Road to (becomes) Federal Hill Road, Pass Sagamore Golf Course on left, continue on Federal Hill Road crossing over County Route 11 (Bolton Landing River Bank Road), after Rights Farm Road, next drive way 511 Federal Hill Road. Sign at Drive Way Entrance.

Building Details

Construction Materials: Tex 11 Siding, Wood Siding

Garage Spaces: 4

Roof: Metal

Architectural Style: Cottage

Patio & Porch: Pressure Treated Deck, Screened, Enclosed, Front Porch

Basement: Crawl Space, Interior Entry, Unfinished

Property Condition: Updated/Remodeled

Doors: Sliding Doors, Storm Door(s)

Interior Features



Floor Covering: Carpet

Cooling: Window Unit(s)

Fireplace: 1

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

Laundry Features: Laundry Room, Main Level

Heating: Forced Air, Oil

Appliances: Dishwasher, Disposal, Electric Oven, Electric Water Heater, Microwave, Refrigerator, Washer/Dryer, Water Purifier, Water Softener

Fireplace Features: Wood Burning Stove

Above Grade Finished Area Source: CRS

Bathrooms Full: 1

Exterior Features

Parking: Driveway, Off Street

Lot Size Units: Acres

Lot Features: Rolling Slope, Secluded, Private, Road Frontage, Wooded, Cleared

Exterior Features: Barn

Lot Size Area: 1.12

Amenities & Features

Sewer: Septic Tank

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Electric: 100 Amp Service

Financial

Possession: At Closing

Tax Annual Amount: \$1,083.07

Tax Lot: 6.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 140.00

School Information



Elementary School: Bolton Central

High School: Bolton Central

High School District: Bolton

