



**\$999,000**

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

<https://fallatigroup.com>

New Price \$999K! Open House Oct 11th 11-1 & Oct 12th 12-2  
Beautifully remodeled farmhouse with income potential, walking distance to the heart of Bolton Landing the home of the beautiful Sagamore Hotel. The main farmhouse features a wraparound porch and landscaping, 3 bedrooms, 2 full designer baths, original hardwood floors, tile baths, LVP in the kitchen, and custom lighting throughout. Enter into a cozy living room with a wood-burning fireplace that opens to the dining area. The first-floor tiled bath includes a French corner paned shower and adjacent laundry closet. The spacious kitchen has quartz counters, a custom butcher block island with seating and storage, a tile backsplash, separate wet bar, tall pantry, and access to the side porch through the [...]

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

### **Basics**



**Date added:** Added 3 weeks ago

**List Office Name:** Davies-Davies & Assoc Real Est

**List Agent Office Phone:** 518-615-4310

**County:** Warren

**Lot Size Acres:** 0.36 acres

**Type:** Single Family Residence

**Total Rooms:** 17

**Bathrooms:** 4 baths

**Year built:** 1949

**MLS ID:** 202526298

**List Agent Email:** jlrre18@gmail.com

**Days On Market:** 22

**Living Area sqft:** 2554

**Category:** Residential

**Status:** Active

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

## Directions

**Directions:** Bolton Road to Horicon ave, house is .2 miles up the hill on the left.

## Building Details

**Construction Materials:** Vinyl Siding, Wood Siding

**Basement:** Bilco Doors, Exterior Entry, Interior Entry

**Windows:** Screens, Shutters, Double Pane Windows, Insulated Windows

**Architectural Style:** Duplex-Over/Under, Farmhouse

**Patio & Porch:** Pressure Treated Deck, Rear Porch, Screened, Awning(s), Covered, Deck, Porch

**Roof:** Shingle

**Property Condition:** Updated/Remodeled

## Interior Features



**Floor Covering:** Hardwood, Laminate, Marble, Tile, Vinyl, Wood

**Cooling:** AC Pump, Central Air, Ductless

**Fireplace:** 1

**Interior Features:** Wet Bar, Ceramic Tile Bath, Crown Molding, Eat-in Kitchen, Kitchen Island

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

**Heating:** Ductless, Electric, Heat Pump

**Appliances:** Convection Oven, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, Range, Range Hood, Refrigerator

**Fireplace Features:** Living Room, Wood Burning

**Above Grade Finished Area Source:** Public Records

**Bathrooms Full:** 4

## Exterior Features

**Parking:** Driveway, Off Street, Paved

**Lot Size Units:** Acres

**View:** Mountain(s), Trees/Woods

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.36

## Amenities & Features

**Utilities:** Cable Available

**Water:** Public

**Other Equipment:** None

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service, Circuit Breakers

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,139

**Special Listing Conditions:** Standard

## School Information



**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

