



\$1,449,000

**55 WOODLAND RIDGE ROAD, BOLTON, NY
12814**

<https://fallatigroup.com>

- 4 beds
- Single Family Residence
- Residential
- Active

Beautiful contemporary home with stunning views overlooking beautiful Lake George and The Sagamore. Watch the sunrise from your 2 story deck. Floor plan features engineered wood flooring, soaring ceilings, panoramic views of the lake, floor to ceiling stone fireplace, Trex decking, central air, 4 bedrooms, and plenty of room to entertain, 1st floor master suite, 3 full baths with room for family and guests. About a mile to the town and all it's amenities including 2 beaches. restaurants, and shops, furniture negotiable. In excellent condition

Basics



Date added: Added 3 months ago

List Office Name: Davies-Davies & Assoc Real Est

List Agent Office Phone: 518-796-4241

County: Warren

Lot Size Acres: 0.18 acres

Type: Single Family Residence

Total Rooms: 11

Half baths: 1 half bath

MLS ID: 202422304

List Agent Email: rcw8947@yahoo.com

Days On Market: 270

Living Area sqft: 2364

Category: Residential

Status: Active

Bedrooms: 4 beds

Year built: 1996

Directions

Directions: From the town of Bolton Landing take Horicon Ave and continue straight onto Federal Hill road for 200 feet and make a right into Woodland Ridge, follow to the house on the left.

Building Details

Construction Materials: Tex 11 Siding

Garage: 1

Basement: Exterior Entry, Unfinished

Windows: Screens, Double Pane Windows, Insulated Windows

Architectural Style: Contemporary

Fencing: None

Patio & Porch: Rear Porch, Screened, Composite Deck, Deck

Garage Spaces: 1

Roof: Composition

Property Condition: Updated/Remodeled

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Wood

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Paddle Fan, Cathedral Ceiling(s), Ceramic Tile Bath, Kitchen Island

Laundry Features: Electric Dryer Hookup, Laundry Closet, Upper Level, Washer Hookup

Bathrooms Total: 4

Heating: Baseboard, Hot Water, Oil

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Fireplace Features: Living Room, Wood Burning

Above Grade Finished Area Source: Public Records

Bathrooms Full: 3

Exterior Features

Parking: Garage Door Opener, Off Street, Paved

Lot Size Units: Acres

Lot Features: Mountain(s), Sloped, Views, Garden, Irregular Lot, Landscaped

Exterior Features: Drive-Paved, Garden

Lot Size Area: 0.18

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

Amenities & Features

Utilities: Cable Connected, Underground Utilities

Water: Other

HOA Amenities: None

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

Sewer: Other, Shared Septic

Electric: 200+ Amp Service, Circuit Breakers

Other Equipment: Grinder Pump

Fees

HOA Fee: \$950

HOA Fee Includes: Snow Removal

HOA Fee Frequency: Annually



Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$6,026

School Information

Elementary School: Bolton Central

High School: Bolton Central

High School District: Bolton

