



**\$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

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## Basics



**Date added:** Added 7 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



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# Financial

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$6,026

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# School Information

**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

