



\$769,900

## 553 POTTER HILL ROAD, BOLTON, NY 12814

<https://fallatigroup.com>

The smart money has finally figured out that you don't have to be on the water to enjoy all that Bolton Landing and Lake George has to offer. Play on the lake during the day and go to your private retreat in the evenings. There is 93' of waterfront on Finkle Brook. You can hop in to cool off or do some fly fishing. Very flexible floor plan, offering up to 5 bedrooms. Basement is at grade, rough plumbed for a full bathroom and easily finished off to add another 1,500 sf. to give you over 4,000 of living area if so desired. Lots of building materials on site to finish off the basement. Home is set far enough from all the [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active

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### Basics



**Date added:** Added 1 month ago  
**List Office Name:** Muratori Appraisals  
**List Agent Office Phone:** 518-482-4110  
**County:** Warren  
**Lot Size Acres:** 2.6 acres  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Zoning:** Single Residence

**MLS ID:** 202616464  
**List Agent Email:** mikemuratori@msn.com  
**Days On Market:** 1  
**Living Area sqft:** 2600  
**Lot Size Dimensions:** 262'x324 x480'x431'  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Bathrooms:** 3 baths  
**Year built:** 2000

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## Directions

**Directions:** Mohican Hill Rd to Right on Potter Hill Rd. Go to second stone entrance.

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## Building Details

**Construction Materials:** Stone, Vinyl Siding

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

**Architectural Style:** Cape Cod

**Patio & Porch:** Rear Porch, Deck

**Attached Garage:** 1

**Basement:** Bath/Stubbed, Exterior Entry, Full, Heated

**Windows:** Skylight(s), Wood Frames, Double Pane Windows

**Doors:** French Doors

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## Interior Features



**Floor Covering:** Carpet, Hardwood

**Cooling:** None

**Fireplace:** 1

**Interior Features:** Vaulted Ceiling(s), Built-in Features, Ceramic Tile Bath, Chair Rail, Crown Molding, Eat-in Kitchen

**Laundry Features:** Laundry Room

**Heating:** Forced Air, Propane

**Appliances:** Dishwasher, Electric Oven, Gas Water Heater, Oven, Range, Range Hood, Refrigerator, Washer/Dryer

**Fireplace Features:** Gas, Living Room

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Attached, Driveway, Garage Door Opener, Stone

**Lot Size Units:** Acres

**Lot Features:** Private, Wooded, Waterfront

**Exterior Features:** None

**Lot Size Area:** 2.6

**View:** Mountain(s)

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## Amenities & Features

**Utilities:** Underground Utilities

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

**Waterfront Features:** Creek

**Sewer:** Septic Tank

**Accessibility Features:** Accessible Full Bath

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$2,498.44

**Tax Lot:** 1.001

**Special Listing Conditions:** Standard

**Tax Block:** 1

**Tax Tract:** 171.06

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## School Information



**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

