



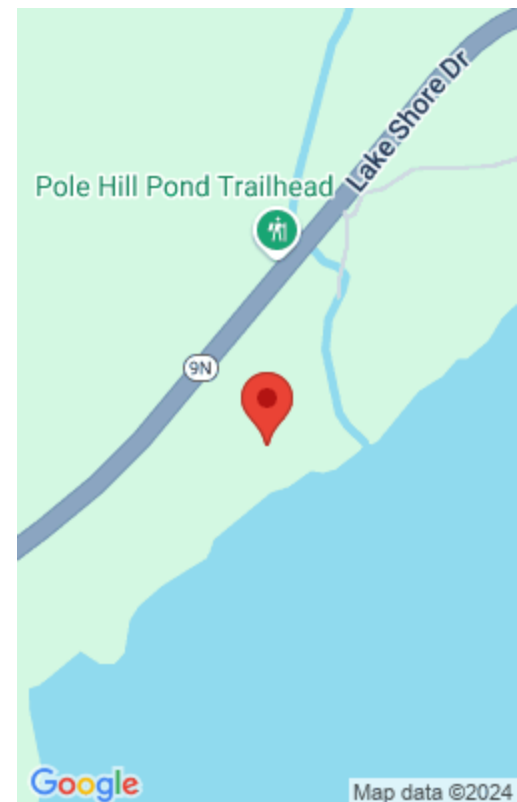
\$5,950,000

## 5952 LAKE SHORE DRIVE, BOLTON, NY 12814

<https://fallatigroup.com>

Highly desirable Northwest Bay location in Bolton offering beautiful expansive views of Lake George on 2.86 acres. 321 ft of lakefront with covered deep water docking, boat lift and sundeck. Custom designed 5480 sq ft with attention to detail throughout. Features 3+ bedrooms, 5 baths, great room with floor to ceiling windows, gas fireplace, open concept, chef's kitchen, Viking appliances, intimate sitting and dining spaces, elegant curved staircase, finished bonus room over attached 3 car garage, huge deck overlooking the lake. A beautiful year-round sunroom, formal dining room, office, large bar, cherry floors, ideal home for entertaining, could be a 5 bedroom home. Maintained meticulously, whole house generator.

- 4 beds
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 1 year ago

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

**List Agent Office Phone:** 518-796-4241

**County:** Warren

**Lot Size Acres:** 2.86 acres

**Type:** Single Family Residence

**Total Rooms:** 12

**Half baths:** 2 half baths

**Zoning:** Single Residence

**MLS ID:** 202316108

**List Agent Email:** rcw8947@yahoo.com

**Days On Market:** 134

**Living Area sqft:** 5480

**Category:** Residential

**Status:** Active

**Bedrooms:** 4 beds

**Year built:** 2001

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## Directions

**Directions:** Route 9N , Lake Shore Drive, through the town of Bolton Landing approximately 4.5 miles to 5952 Lake Shore Drive on right.

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## Building Details

**Construction Materials:** Other **Garage:** 1

**Garage Spaces:** 3

**Basement:** Full, Heated, Interior Entry, Unfinished

**Roof:** Composition, Metal

**Windows:** Screens, Blinds, Double Pane Windows, Drapes, Insulated Windows

**Architectural Style:** Custom

**Doors:** French Doors

**Fencing:** None

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## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** Grinder Pump, High Speed Internet, Jet Tub, Paddle Fan, Steam Shower, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Central Vacuum, Ceramic Tile Bath, Granite Counters, Kitchen Island, Built-in Features

**Laundry Features:** Gas Dryer Hookup, Laundry Room, Main Level, Washer Hookup

**Bathrooms Total:** 5

**Heating:** Forced Air, Propane, Propane Tank Owned

**Appliances:** Dishwasher, Disposal, Dryer, Gas Oven, Icemaker, Microwave, Oven, Range Hood, Refrigerator, Washer, Wine Cooler

**Fireplace Features:** Living Room

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

**Bathrooms Full:** 3

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## Exterior Features

**Parking:** Driveway, Garage Door Opener, Heated Garage, Paved

**Lot Size Units:** Acres

**Lot Features:** Secluded, Private, Road Frontage, Sloped, Sprinklers In Front, Sprinklers In Rear, Views, Wooded, Garden, Irregular Lot, Landscaped

**Exterior Features:** Drive-Paved, Garden, Dock

**Lot Size Area:** 2.86

**View:** Mountain(s), Lake

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## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Drilled Well

**Waterfront Features:** Lake Front

**Other Equipment:** Fuel Tank(s), Grinder Pump, Other

**Sewer:** Septic Tank

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

**Body of Water:** Lake George

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

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## Additional



**Buyer Agency Compensation:** 2.00

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** Standard

**Tax Annual Amount:** \$34,269

**Tax Block:** 1

**Tax Lot:** 9

**Tax Tract:** 141

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## School Information

**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

