



**\$995,000**

## **60 FEDERAL HILL ROAD, BOLTON, NY 12814**

<https://fallatigroup.com>

New exciting Bolton Luxury! (Adjacent lot also for sale/2.57ac.) Just outside of town, the setting is tranquil w/2 acres of landscaped/hardscaped grounds. This custom contemporary is packed w/exquisite finishes & thoughtful details. Builder and (single) owner teamed up to create a dream home of dramatic spaces w/loads of amenities! Flow works so well w/office by front foyer & wide-open kitchen for entertaining perfection! Grand ADK 3-season room off the back is behind the DR wall of windows. Main floor primary suite boasts 30 sqft of closet & 120 sqft of spa-like bathroom! Finished basement via elevator spoils. Hardwoods, stone accents, glass tile backsplash, generous built-ins, spaciousness & balance, light pours in! 3 mi from downtown. Come discover this easy-to-love Bolton favorite!

- 5 beds
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 3 months ago

**MLS ID:** 202514975

**List Agent Email:** Kim.scott@fourseasonssir.com

**Days On Market:** 32

**Living Area sqft:** 2592

**Category:** Residential

**Status:** Active

**Bedrooms:** 5 beds

**Year built:** 2017

**Contingency:** Contingent - Continue to Show

**List Office Name:** Four Seasons Sotheby's International Realty

**List Agent Office Phone:** 518-796-5504

**County:** Warren

**Lot Size Acres:** 1.86 acres

**Type:** Single Family Residence

**Total Rooms:** 16

**Half baths:** 0 half baths

**Zoning:** Single Residence

## Directions

**Directions:** Just outside of the town of Bolton, from Lake Shore Dr, at light take left to Federal Hill. House sits at intersection of Braley Hill and Federal Hill. It comes up quick!

## Building Details

**Construction Materials:** Fiber Cement

**Garage:** 1

**Basement:** Exterior Entry, Finished, Full, Heated, Interior Entry, Walk-Out Access

**Windows:** Skylight(s), Blinds, Double Pane Windows

**Architectural Style:** Contemporary, Custom

**Patio & Porch:** Rear Porch, Covered, Front Porch, Patio

**Garage Spaces:** 2

**Roof:** Asphalt

**Property Condition:** Updated/Remodeled

## Interior Features



**Floor Covering:** Ceramic Tile, Hardwood

**Cooling:** Central Air

**Fireplace:** 1

**Interior Features:** High Speed Internet, Paddle Fan, Walk-In Closet(s), Wired for Sound, Built-in Features, Ceramic Tile Bath, Dry Bar, Elevator, Kitchen Island

**Laundry Features:** Laundry Room, Main Level

**Bathrooms Total:** 3

**Heating:** Electric, Forced Air, Propane

**Appliances:** Built-In Electric Oven, Dishwasher, ENERGY STAR Qualified Appliances, Microwave, Range Hood, Refrigerator, Washer/Dryer

**Fireplace Features:** Gas

**Above Grade Finished Area Source:** Builder

**Bathrooms Full:** 3

## Exterior Features

**Parking:** Garage Door Opener, Paved

**Lot Size Units:** Acres

**Lot Features:** Private, Sprinklers In Front, Views, Wooded, Corner Lot, Landscaped

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

**Lot Size Area:** 1.86

**View:** Other, Trees/Woods, Garden

## Amenities & Features

**Utilities:** Cable Connected, Underground Utilities

**Water:** Other

**Accessibility Features:** Other

**Sewer:** Septic Tank

**Electric:** Underground, 220 Volts, Circuit Breakers, Generator

## Financial

**Tax Annual Amount:** \$6,728

## School Information



**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

