



\$1,590,000

60 S FARM ROAD, BOLTON, NY 12814

<https://fallatigroup.com>

This home has it all! Sprawling estate situated at the end of a private rd with great views of Lake George and the surrounding mountains. Nestled into the side of the mountain on 6 acres, less than 5 minutes from the center of Bolton Landing. BONUS; 2 of the acres are on a separate deeded building lot with even better views! Outdoor enthusiasts will enjoy the expansive grounds, featuring manicured landscaping, a tranquil pond, and covered porches. The sprawling layout offers over 4400sqft of living space, 5 bedrooms, 5 bathrooms, 3 car garage, 3 fireplaces, and large basement for storage. The huge primary suite offers panoramic LG views, large ensuite with walk in closet, and private balcony to soak in the views! [...]

- 5 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 5 months ago
List Office Name: Venture Realty Partners
List Agent Office Phone: 518-361-4630
Living Area sqft: 4400
Lot Size Dimensions: 261360
Type: Single Family Residence
Total Rooms: 18
Half baths: 0 half baths
Zoning: Single Residence

MLS ID: 202418162
List Agent Email: bhollister@518venture.com
County: Warren
Lot Size Acres: 6 acres
Category: Residential
Status: Active
Bedrooms: 5 beds
Year built: 1994

Directions

Directions: From exit 24, head east on County Route 11. Once you start to see Lake George, look for South Farm Rd on your right. 60 S Farm Rd is the last house on your right.

Building Details

Construction Materials: Wood Siding

Garage: 1

Garage Spaces: 3

Roof: Shingle

Architectural Style: Contemporary

Patio & Porch: Pressure Treated Deck, Rear Porch, Side Porch, Wrap Around, Covered, Deck, Enclosed, Front Porch, Porch

Attached Garage: 1

Basement: Full, Interior Entry, Unfinished

Windows: Screens, Double Pane Windows, ENERGY STAR Qualified Windows

Doors: ENERGY STAR Qualified Doors, French Doors

Interior Features



Floor Covering: Hardwood, Marble, Tile

Cooling: Central Air

Fireplace: 3

Interior Features: High Speed Internet, Paddle Fan, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s), Eat-in Kitchen, Kitchen Island

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 5

Heating: Baseboard, Fireplace Insert, Hot Water, Oil, Propane, Propane Tank Owned

Appliances: Dishwasher, Double Oven, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer

Fireplace Features: Family Room, Gas, Living Room, Wood Burning

Above Grade Finished Area Source: CRS

Bathrooms Full: 5

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Heated Garage, Off Street, Paved, Workshop in Garage

Lot Size Units: Acres

Lot Features: Mountain(s), Private, Sloped, Sprinklers In Front, Sprinklers In Rear, Views, Cleared, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 6

View: Mountain(s), Pond, Trees/Woods, Forest, Lake, Water

Amenities & Features

Utilities: Cable Connected

Water: Drilled Well

Waterfront Features: Pond, Stream

Security Features: Security Lights, Security System Owned, Carbon Monoxide Detector(s), Fire Alarm

Sewer: Septic Tank

Electric: 200+ Amp Service, Circuit Breakers

Other Equipment: Fuel Tank(s), Irrigation Equipment

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.

Financial

Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$12,409.50

Tax Block: 2

Tax Lot: 24.000

Tax Tract: 156.00

School Information

Elementary School: Bolton Central

High School: Bolton Central

High School District: Bolton

