



**\$999,000**

## **75 PIONEER VILLAGE ROAD, BOLTON, NY 12814**

<https://fallatigroup.com>

Open House 11am to 1pm Saturday 4/25 Beautiful log home sold with all interior and exterior furnishings! 1.3 acres. 1,458 sq. ft. of Adirondack style leisure. Short walk to beach in The Pioneer Village Association. 3 bedrooms and 2 full bath. Huge "L" shaped deck. . No restrictions on rentals. There is a waiting list for dock space. See agent. Yearly maintenance is \$1,150 includes snow removal, beach maintenance, trash. No parking down by beach/private property. Drop off and pick up only.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 2 months ago

**MLS ID:** 202615228

**List Office Name:** Coldwell Banker King George Re

**List Agent Email:** btrice@nycap.rr.com

**List Agent Office Phone:** 518-222-0216

**Days On Market:** 13

**County:** Warren

**Living Area sqft:** 1458

**Lot Size Acres:** 1.3 acres

**Lot Size Dimensions:** 171 x 347 x 273 x 151

**Category:** Residential

**Type:** Single Family Residence

**Status:** Pending

**Total Rooms:** 8

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Year built:** 2007

**Zoning:** Single Residence

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## Directions

**Directions:** Through the Town of Bolton on Route 9N north 1 mile to Pioneer Village on right then 1/4 mile down on left to house.

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## Building Details

**Construction Materials:** Log

**Patio & Porch:** Pressure Treated Deck, Side Porch, Covered, Deck, Front Porch, Porch

**Basement:** Crawl Space, Interior Entry

**Windows:** Blinds, Curtain Rods, Insulated Windows

**Property Condition:** Updated/Remodeled

**Architectural Style:** Chalet, Custom, Log

**Doors:** Sliding Doors

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## Interior Features



**Floor Covering:** Hardwood

**Cooling:** None

**Interior Features:** Paddle Fan, Radon System, Solid Surface Counters, Walk-In Closet(s), Eat-in Kitchen, Kitchen Island

**Laundry Features:** Laundry Closet, Main Level

**Heating:** Baseboard, Propane, Propane Tank Leased

**Appliances:** Cooktop, Dishwasher, Dryer, Electric Oven, Microwave, Oven, Range, Range Hood, Refrigerator, Washer

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

**Bathrooms Full:** 2

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## Exterior Features

**Parking:** Driveway, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Mountain(s), Private, Road Frontage, Views, Wooded, Garden, Irregular Lot, Landscaped

**Exterior Features:** Drive-Paved, Garden, Gas Grill, Lighting, Lightning Rod(s)

**Lot Size Area:** 1.3

**View:** Mountain(s), Trees/Woods, Creek/Stream, Forest, Garden, Lake

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## Amenities & Features

**Sewer:** Septic Tank

**Waterfront Features:** Seasonal Access, Shared, Beach Front, Deeded Water Access

**Body of Water:** Lake George

**HOA Amenities:** Beach Access, Lake Access, Recreation Facilities

**Other Equipment:** Dehumidifier **Security Features:** Smoke Detector(s)

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## Fees

**HOA Fee:** \$1,150

**HOA Fee Frequency:** Annually

**HOA Fee Includes:** Insurance, Maintenance Grounds, Snow Removal, Trash



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## Financial

**Possession:** At Closing

**Tax Block:** 1

**Tax Tract:** 156.16

**Tax Annual Amount:** \$4,678.17

**Tax Lot:** 28.000

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## School Information

**Elementary School:** Bolton Central

**High School District:** Bolton

**High School:** Bolton Central

