



\$880,000

## 820 TROUT LAKE ROAD, BOLTON, NY 12814

<https://fallatigroup.com>

Step inside this breathtaking transformation of an original 1835 church—a masterpiece blending historic soul with modern luxury. Everything is new: foundation, insulation, roof, electric, plumbing & septic—the feel of a new build wrapped in old-world charm. Stunning stonework, a fireplace with built-in pizza oven, and a gourmet kitchen elevate every moment. Three unique living spaces create endless possibilities for income or multi-generational living. The newly built 1,488 sf “Carriage House” boasts an open living room, kitchen, woodstove, ½ bath, and upstairs bedroom with fireplace & bath. Seller-provided details can be found in “photos” and documents- but the real value must be experienced. All information subject to verification by all parties. Carriage house is currently rented for \$1900 mo plus utilities and 2BR [...]

- 5 beds
- 6 baths
- Single Family Residence
- Residential
- Active

### Basics



**Date added:** Added 6 months ago  
**List Office Name:** Coldwell Banker King  
George Re  
**List Agent Office Phone:** 518-796-7700  
**County:** Warren  
**Lot Size Acres:** 1.21 acres  
**Type:** Single Family Residence  
**Total Rooms:** 10  
**Bathrooms:** 6 baths  
**Year built:** 2015

**MLS ID:** 202528845  
**List Agent Email:** sallypepper@nycap.rr.com  
**Days On Market:** 81  
**Living Area sqft:** 5700  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 5 beds  
**Half baths:** 2 half baths  
**Zoning:** Multi Residence

---

## Directions

**Directions:** From 9N, turn onto Trout Lake Road, about 1 mile on left

---

## Building Details

**Construction Materials:** Wood Siding  
**Basement:** Exterior Entry, Finished  
**Architectural Style:** Other

**Patio & Porch:** Deck  
**Roof:** Asphalt, Copper

---

## Interior Features

**Floor Covering:** Ceramic Tile,  
Hardwood, Tile, Wood

**Cooling:** Other

**Fireplace:** 2

**Above Grade Finished Area  
Source:** See Remarks

**Heating:** Ductless, Electric, Wood Stove

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

**Interior Features:** 1 Family + In-Law, Ceramic Tile Bath

**Bathrooms Full:** 4



---

## Exterior Features

**Exterior Features:** Other

**Lot Size Units:** Acres

**Lot Size Area:** 1.21

**Lot Features:** Level, Private, Wooded, Irregular Lot

---

## Amenities & Features

**Utilities:** Underground Utilities

**Sewer:** Septic Tank

---

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$3,769

**Tax Block:** 1

**Tax Lot:** 21

**Tax Tract:** 186.00

---

## School Information

**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

