



\$650,000

86 S TROUT LAKE ROAD, BOLTON, NY 12824

<https://fallatigroup.com>

OPEN HOUSE 6/9/24 12pm - 3pm** The Adirondacks are all yours in this custom home set on 6 private acres in an absolutely brilliant location near Lake George, Warrensburg and the Northway. This 3-bed/ 3-bath home offers 2,400 sq ft and is the perfect style and layout. Double-height ceilings, stone surround fireplace. lofted second story, hardwood floors, open kitchen with stone counters, stainless appliances & center island. Ensuite primary w/ jetted tub, full basement, sun porch and decks for year-round views of your slice of heaven. Central air, solar panels, garage all on a wooded rise. This year-round gem is move-in ready for summer 2024 enjoyment. A very special offering!

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 4 months ago
List Office Name: Keller Williams Capital Dist
List Agent Office Phone: 518-281-6808
Living Area sqft: 2400
Category: Residential
Status: Active
Bedrooms: 3 beds
Year built: 2009

MLS ID: 202418819
List Agent Email: scottvarley@kw.com
County: Warren
Lot Size Acres: 6.14 acres
Type: Single Family Residence
Total Rooms: 9
Half baths: 1 half bath

Directions

Directions: Rt 9N to Trout Lake Rd, turn onto Coolidge Hill Rd and turn onto South Trout Lake Rd

Building Details

Construction Materials: Stone, Vinyl Siding

Attached Garage: 1

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

Windows: Screens, Window Treatments, Curtain Rods, ENERGY STAR Qualified Windows, Garden Window(s), Insulated Windows

Doors: ENERGY STAR Qualified Doors

Patio & Porch: Screened, Composite Deck, Deck

Garage Spaces: 2

Roof: Asphalt, Metal

Architectural Style: Custom

Interior Features



Floor Covering: Carpet, Ceramic Tile, Hardwood

Cooling: Central Air

Fireplace: 1

Interior Features: High Speed Internet, Jet Tub, Paddle Fan, Solid Surface Counters, Walk-In Closet(s), Built-in Features, Cathedral Ceiling(s)

Laundry Features: Laundry Room, Main Level

Bathrooms Total: 3

Heating: Forced Air, Heat Pump, Propane, Propane Tank Owned, Solar

Appliances: Dishwasher, Gas Oven, Gas Water Heater, Icemaker, Instant Hot Water, Microwave, Oven, Range, Range Hood, Refrigerator, Washer/Dryer

Fireplace Features: Gas, Living Room

Above Grade Finished Area Source: Owner

Bathrooms Full: 2

Exterior Features

Parking: Attached, Driveway, Garage Door Opener, Off Street, Paved, Storage

Lot Size Units: Acres

Lot Features: Secluded, Private, Road Frontage, Sloped, Irregular Lot, Landscaped

Exterior Features: Drive-Paved, Lighting

Lot Size Area: 6.14

View: Mountain(s), Trees/Woods

Amenities & Features

Utilities: Cable Available

Water: Drilled Well

Sewer: Septic Tank

Electric: 200+ Amp Service, Circuit Breakers

Additional

Buyer Agency Compensation: 2.50

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

Tax Annual Amount: \$3,906.42

Tax Lot: 71.002

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 185.00

School Information

Elementary School: Bolton Central

High School District: Bolton

High School: Bolton Central

