



**\$250,000**

## **871 TROUT LAKE ROAD, BOLTON, NY 12814**

<https://fallatigroup.com>

4 Brm 2Bth Log Sided Home on 3.49 acres with filtered Mountain Views and seasonal filtered Lake Views. Finished walkout basement. large deck off living room for grilling and entertaining. Shared septic and 12'dug well. Home being Sold AS IS.

- 4 beds
- Single Family Residence
- Residential
- Pending

### **Basics**



**Date added:** Added 1 week ago

**List Office Name:** Hunt ERA

**List Agent Office Phone:**  
518-796-2221

**County:** Warren

**Lot Size Acres:** 0.81 acres

**Type:** Single Family Residence

**Total Rooms:** 13

**Half baths:** 0 half baths

**Zoning:** Single Residence

**MLS ID:** 202518291

**List Agent Email:** thomas.ulrichs@huntrealestate.com

**Days On Market:** 7

**Living Area sqft:** 1320

**Category:** Residential

**Status:** Pending

**Bedrooms:** 4 beds

**Year built:** 1953

## Directions

**Directions:** Lakeshore Dr. to Tout Lake Rd. 5/10 mile to 871 Tout Lake Rd on Right. Brown Log sided home. Park in parking area above the home.

## Building Details

**Construction Materials:** Block, Log, Wood Siding

**Basement:** Finished, Walk-Out Access

**Windows:** Screens, Storm Window(s)

**Architectural Style:** Ranch

**Fencing:** None

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

**Roof:** Fiberglass, Shingle

**Property Condition:** Fixer

**Doors:** Storm Door(s)

## Interior Features



**Floor Covering:** Parquet, Wood

**Cooling:** None

**Fireplace:** 1

**Interior Features:** High Speed Internet, Wall Paneling, Built-in Features, Eat-in Kitchen

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Bathrooms Total:** 2

**Heating:** Baseboard, Hot Water, Oil

**Appliances:** Electric Oven, Oil Water Heater, Range, Refrigerator

**Fireplace Features:** Living Room, Wood Burning

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

**Bathrooms Full:** 2

## Exterior Features

**Parking:** Detached, Off Street, Paved

**Lot Size Units:** Acres

**Lot Features:** Road Frontage, Sloped, Views, Wooded, Irregular Lot

**Exterior Features:** Storm Door(s)

**Lot Size Area:** 0.81

**View:** Mountain(s), Lake

## Amenities & Features

**Utilities:** Cable Available

**Water:** Shared Well

**Waterfront Features:** Stream

**Sewer:** Shared Septic

**Electric:** 100 Amp Service, Circuit Breakers

**Other Equipment:** Fuel Tank(s)

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$2,041.87

**Tax Lot:** 53.000

**Special Listing Conditions:** Estate

**Tax Block:** 1

**Tax Tract:** 186.00

## School Information



**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

