



\$1,700,000

91 LAKE WINDS ROAD, BOLTON, NY 12824

<https://fallatigroup.com>

VIEWS & PRIVACY! Spectacular lake view home nestled in the woods. Open floor plan offers views from most rooms. Living room w/ vaulted ceiling & stone FP, open dining & eat in custom kitchen, plus a Great Room with gas FP, large dining table with built in bench, sliders out to expansive front deck & screen porch. Two primary suites (one has a private lake view deck!) plus a 1st floor BR and a den. Lower level partially finished space for family room, recreation area or over flow guests. Lot of storage and attached 2 car heated garage. Great location minutes to the Lake and downtown Bolton.

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

Basics



Date added: Added 5 months ago

List Office Name: Davies-Davies & Assoc Real Est

List Agent Office Phone: 518-656-9068

Living Area sqft: 3520

Lot Size Dimensions: 154x1263x222x1204

Type: Single Family Residence

Total Rooms: 12

Bathrooms: 4 baths

Year built: 1988

MLS ID: 202521015

List Agent Email: pam@daviesrealty.net

County: Warren

Lot Size Acres: 5.42 acres

Category: Residential

Status: Pending

Bedrooms: 3 beds

Half baths: 1 half bath

Zoning: Single Residence

Directions

Directions: Route 9N to Coolidge Hill Rd to Lake Winds- see sign at #91- second to last home on Lake Winds Rd.

Building Details

Construction Materials: Block, Drywall, Stone, Vinyl Siding

Garage: 1

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

Windows: Screens, Window Treatments, Blinds, Double Pane Windows, ENERGY STAR Qualified Windows

Architectural Style: Custom

Fencing: None

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

Garage Spaces: 2

Roof: Asphalt, Composition, Shingle

Property Condition: Updated/Remodeled

Doors: ENERGY STAR Qualified Doors, Sliding Doors

Interior Features



Floor Covering: Carpet, Hardwood, Tile	Heating: Baseboard, Ductless, Fireplace Insert, Heat Pump, Hot Water, Propane Tank Owned, Radiant Floor
Cooling: Ductless	Appliances: Ice Maker, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Appliances, Freezer, Gas Oven, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Trash Compactor, Washer, Washer/Dryer
Fireplace: 2	Fireplace Features: Family Room, Gas, Living Room, Wood Burning
Interior Features: High Speed Internet, Paddle Fan, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Cathedral Ceiling(s), Central Vacuum, Ceramic Tile Bath, DSL Internet, Eat-in Kitchen, Kitchen Island, Built-in Features	Above Grade Finished Area Source: Plans
Laundry Features: Gas Dryer Hookup, In Basement, Laundry Closet, Upper Level, Washer Hookup	Bathrooms Full: 3
Bathrooms Total: 4	

Exterior Features

Parking: Driveway, Garage Door Opener, Heated Garage, Off Street, Stone, Under Residence	Exterior Features: Garden, Gas Grill, Lighting
Lot Size Units: Acres	Lot Size Area: 5.42
Lot Features: Secluded, Mountain(s), Road Frontage, Sloped, Steep Slope, Views, Wooded, Cul-De-Sac, Landscaped	View: Mountain(s), Trees/Woods, Valley, Garden, Hills, Lake, Water

Amenities & Features

Utilities: Cable Available, Cable Connected	Sewer: Septic Tank
Electric: 200+ Amp Service	Spa: Jet Tub
Body of Water: Lake George	HOA Amenities: None
Other Equipment: Dehumidifier, Fuel Tank(s)	Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)



Fees

HOA Fee: \$1,000	HOA Fee Frequency: Annually
HOA Fee Includes: Other, Snow Removal	

Financial

Possession: At Closing	Special Listing Conditions: Standard
Tax Annual Amount: \$9,098.53	Tax Block: 1
Tax Lot: 2.000	Tax Tract: 200.00

School Information

Elementary School: Bolton Central	High School: Bolton Central
High School District: Bolton	

