



**\$225,000**

## **L18 WOODS HOLLOW DRIVE, BOLTON, NY 12814**

<https://fallatigroup.com>

- Single Family Residence
- Land
- Active

Tucked away at the end of a quiet cul-de-sac in the heart of Bolton Landing, this beautiful wooded parcel offers privacy, tranquility, and natural Adirondack charm. Featuring a serene one-acre spring-fed pond, this unique property spans a peaceful landscape ideal for a year-round residence or vacation getaway. Located just minutes from Lake George, public beaches, boat launches, and the town center, you'll also find easy access to local hiking trails, golf courses, and dining. The setting is ideal for outdoor enthusiasts looking for a balance of seclusion and convenience. With a gentle slope and mature trees throughout, this lot offers excellent building potential. A rare opportunity to create your. Septic and well by owner

### **Basics**



**Date added:** Added 1 month ago

**List Office Name:** Premier Properties Lake George

**List Agent Office Phone:** 518-240-6142

**Lot Size Acres:** 6.12 acres

**Type:** Single Family Residence

**Zoning:** Single Residence

**MLS ID:** 202517840

**List Agent Email:** jncasaccio@gmail.com

**County:** Warren

**Category:** Land

**Status:** Active

## Directions

**Directions:** Follow I-87 to Bolton Landing-Riverbank Rd in Warrensburg. Take exit 24 from I-87 16 min (17.7 mi) Continue on Bolton Landing-Riverbank Rd. Drive to Valley Woods Rd in Bolton 4 min (2.8 mi)Wds Holw Rd Bolton Landing, NY 12814

## Exterior Features

**Lot Size Units:** Acres

**Lot Size Area:** 6.12

**Lot Features:** Rolling Slope

## Amenities & Features

**Utilities:** Underground Utilities

**Water:** Well

**Waterfront Features:** Pond

**Sewer:** Septic Tank

**Electric:** 200+ Amp Service

**HOA Amenities:** None

## Fees

**HOA Fee:** \$95

**HOA Fee Frequency:** Monthly

## Financial



**Possession:** At Closing

**Tax Annual Amount:** \$744.50

**Tax Lot:** 18.000

**Special Listing Conditions:** Standard

**Tax Block:** 3

**Tax Tract:** 140.00

School Information

**Elementary School:** Bolton Central

**High School:** Bolton Central

**High School District:** Bolton

