



**4472 LAKE SHORE DRIVE
BOLTON LANDING, NEW YORK**





Located on the southwest end of Lake George on Basin Bay in the town of Bolton Landing is an expansive well-built home on a generously landscaped 1.8 acre level lot with 264 feet of stone wall shoreline.

The entire property is best described as having a custom designed 10,000 square foot home which includes two apartments, an enclosed three slip boathouse with an attached sun dock and a topside sundeck, an independent 59 foot long guest dock and extensive landscaping including gentle rolling lawns, ponds, a stream, waterfall and plethora of plantings. There are three independent living spaces within this home along with a five-bay garage, many storage areas and a shared bath with laundry off the garage.

The central house consists of a spacious living room with an elegant stone, gas fireplace and overlooks the bay. There is a private media room to the side and an office area toward the lake. Behind the living room is a classic, formal dining room which leads to a spacious eat-in kitchen with every amenity one can think of. Just off the living room and on the lake side is a comfortable master suite with a gas, stone fireplace, walk-in closets, a full master bath with radiant heated floors and a private lakeside deck. To the rear of the kitchen is a pantry, an office/exercise room, two bedrooms with a bath and a laundry room, all which lead to an open hallway and to a formal entry with a half bath. Below the main part of the house is an oversized family room with a stone fireplace (wood burning) and a bedroom.

The second predominant living space is a lakeside, two bedroom apartment on the lower level. There is a fully equipped kitchen with a dining area. The living room has a stone, gas fireplace with a full bath and French doors open to a lovely patio overlooking the boathouse and bay.

The third smaller guest quarters are located on the main level, behind and off the courtyard. This has a large bedroom/living room combination, a full bath and an efficiency kitchen.

The courtyard is an incredible entertainment center that has an outdoor shower, kitchen and bar and enjoys a private setting overlooking the lake. In addition, the courtyard has a hot tub, tables with permanent umbrellas and a fire pit.

The boathouse is elaborately built and customized for enjoyment on the lake with oversized decking on top and a sitting deck built to the side where there is plenty of space to relax. The interior has three bays for large boats and two bays have a lift. The entire end of the boathouse has custom wood cabinets, refrigeration and storage for ease in entertaining on the dock.

The landscaping is superior and compliments the beauty of its unique setting. There are ponds and a waterfall with a private retreat atop a rock outcropping nestled in the top corner of the property. There are garden areas with retaining walls, extensive landscaping with perennials, granite curbs and extra parking areas. A small basketball court is off the end of the garage.

ELABORATE LAKESIDE ESTATE

Offering at \$6,500,000
MLS #153429





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This information was supplied by the Seller and/or other sources. Broker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

ADDITIONAL INFORMATION:

Private gated blacktop driveway
Extensive stone work throughout the property
Sprinkler system
Automatic generator- all house and property
Storage areas within the bottom floor
Taxes \$ 28,758.42
Well water
South bay quartzite stone on seawall, garden retaining walls and house
Garden retaining walls
Hot water propane baseboard or forced hot air heat
Private septic
Flooring carpet and tile
Central propane- A/C
Propane radiant and hot air heat
4 A/C zones and 8 heating zones
Composition shingle roof
Boat lifts in boathouse
4 Fireplaces, 1 wood and 3 gas
Radiant heat on kitchen floor & master bathroom
Parking for 7 boats
Security gates and security system
4 Marine grade mast imported New Zealand permanent umbrellas

Gas fire pit
Koi pond and waterfall
Extra mooring
Sandy swimming
Granite curbs
Plenty of parking
Kitchen:
2 Dishwashers, double ovens, wine fridge, 2 refrigerated drawers, warming drawer, cooktop with grill and griddle
Blue LED underwater lights on sun dock
Amps
9 ft. Ceilings
Recessed lighting throughout
Plumbed in bottom floor family room for kitchen
Vaulted ceiling with 2 beams in living room
Custom chandeliers
Attached TV will stay
Dining table with chairs will stay
Double water softening system
2 Central Air vacuum
2 propane boilers