



**Davies Davies & Associates**  
P.O. Box 201, Cleverdale, NY 12820  
P: (518) 656-9068 F: (518) 656-9087  
[www.davies-davies.com](http://www.davies-davies.com)



**MLS# - 182677 - Price: \$939,000**

39 Bluebird Way, Bolton Landing, NY

**Description:** Welcome to 39 Bluebird Way in Bolton Landing, New York! This is a one of a kind opportunity that rarely comes to market. This unique property is located within a lake front association on Lake George. HOA fees include maintenance of lawns, spring and fall clean ups, water for irrigation, clubhouse, and more. Deeded dock property that provides docking for up to a 28 foot boat (8.5 ft. max beam) on Lake George. This allowance for boat size is extremely hard to find within associations on Lake George. This home was built in 2006 and both looks, and feels new. The association also provides a common sandy bottom beach for family swimming and sun bathing. Open concept main living space coupled with an upscale kitchen and screened in porch. Pocket lake views and close to waterfront.

**Acres:** 0.46

**Property Type:** Residential

**School District:** Bolton

**Water:** Public

**Heating System:** Radiant, Zoned, H/W-Radiant, Radiant-In Floor

**Basement:** Slab, None

**Kitchen:** Eat In

**County:** Warren

**Square Feet:** 2,190

**Bedrooms:** 3

**Estimated Taxes:** \$7,737

**Sewer:** Community

**Garage:** Attached

**Exterior:** Vinyl

**Dining Room:** Dining Area

**Cooling:** Central Air

**Town:** Bolton

**Bathrooms:** 2 Full, 1 Half

**Lake/River:** Lake George

**Heat:** Liquid Propane

**Property Style:** 2396

**Exterior Features:** Deck, Porch/Screened, Porch, Sprinkler In Ground, Drive-Paved, LP Tank-Owned

**Family Room:** Yes

**Lot Description:** Level, Treed/Wooded, Landscaped, Garden(s), Road Frontage, Wooded-Partial

**Interior Features:** 248, Paddle Fan, High Speed Internet Acc, Gran/Solid Surf Counters, Blinds, Curtain Rods, Dry Wall, Fireplace-Propane, W/D Connections, Walk-In Closets



**Tony Erceg**  
 NYS Licensed Real Estate Salesperson  
 5183391911  
[tony@daviesrealty.net](mailto:tony@daviesrealty.net)

