



Your Lake George Real Estate Experts!

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Listing courtesy of: Sherwood Group, LLC

MLS# - 202326939 - Price: \$7,950,000

4472 Lake Shore Drive, Bolton Landing, NY

Description: Precise attention to detail in every aspect of this custom lakefront estate. Located on the southwest end of Lake George on Basin Bay in the town of Bolton Landing. This expansive custom 10,122 total, living square foot home includes two apartments, rests on a generously landscaped 1.8-acre level lot. 264 feet of South Bay Quartzite stone wall shoreline. The lakefront features an enclosed three bay boathouse renovated with cabinetry and counter space for entertainment along with spacious lake side decking above and at water level and, an independent 59-foot-long guest dock. Extensive landscaping including gentle rolling lawns, ponds, a waterfall and plethora of plantings. Three independent living spaces within this home along with a five-bay garage, many storage areas and much more.

Acres: 1.79

Property Type: Residential

School District: Bolton

Water: Drilled Well

Garage: 5

Exterior: Stone, Stucco

Cooling: Central Air

Below Ground Square Feet: 576 **Town:** Bolton

Bedrooms: 8

Estimated Taxes: \$45,210

Sewer: Septic Tank

Property Style: Mansion

Exterior Features: Drive-Paved, Garden, Gas Grill, Lighting, Outdoor Bar, Outdoor Shower, Dock

Parking Spaces: 20

Bathrooms: 5 Full

Lake/River: Lake George

Heat: Forced Air, Radiant Floor

Basement: Apartment, Exterior Entry, Finished, Heated, Interior Entry, Walk-Out Access, Wood Stove

County: Warren

Interior Features: High Speed Internet, Walk-In Closet(s), Wet Bar, Wired for Sound, Built-in Features, Cathedral Ceiling(s), Central Vacuum, Kitchen Island



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