



*Your Lake George Real Estate Experts!*

**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)



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Listing courtesy of: Davies-Davies & Assoc Real Est

**MLS# - 202410387 - Price: \$1,299,000**

72 Mohican Heights Drive, Bolton Landing, NY

**Description:** Unsurpassed views of Lake George come with this meticulous, spacious 4BR, 3.5 bath home. Features a custom designed rooftop deck to maximize the stunning view. Wood burning stone fireplace w/wood elevator in great room, sliders to huge deck and expansive lake views. Large dining room with fireplace. All new kitchen appliances and granite countertops. Main level en-suite Primary BR w/walk-in closet and screened balcony facing the lake. Attached 2-car garage and carport. Basement with workshop area and good storage. Beautifully landscaped 1 acre lot w/storage shed, sprinkler system, Walk to beaches, marinas, shops, and restaurants on a short private trail. Also includes central air, and whole house generator. Nestled in a lovely quiet Bolton community less than 5 minutes from downtown.

**Acres:** 1.01

**Bedrooms:** 4

**Estimated Taxes:** \$7,726

**Sewer:** Septic Tank

**Property Style:** Custom

**Exterior Features:** Drive-Paved,  
Garden, Gas Grill

**Parking Spaces:** 8

**Town:** Bolton

**Bathrooms:** 3 Full

**Lake/River:** Lake George

**Heat:** Forced Air, Propane,  
Propane Tank Owned

**Basement:** Exterior Entry, Full,  
Heated, Unfinished, Walk-Out  
Access

**County:** Warren

**Zoning:** Single Residence

**Property Type:** Residential

**School District:** Bolton

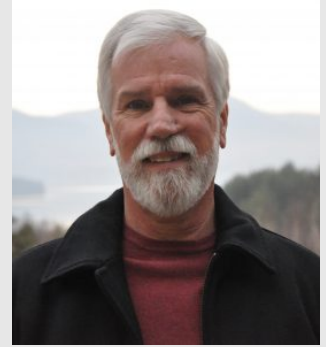
**Water:** Drilled Well

**Garage:** 2

**Exterior:** Cedar

**Cooling:** Central Air

**Interior Features:** High Speed  
Internet, Home Protection Plan,  
Jet Tub, Paddle Fan, Vaulted  
Ceiling(s), Walk-In Closet(s),  
Wired for Sound, Other, Built-in  
Features, Cathedral Ceiling(s),  
Kitchen Island



**Richard Waller**  
NYS Licensed Real Estate  
Associate Broker

[rcw8947@yahoo.com](mailto:rcw8947@yahoo.com)

