

## ROBINSON TRACT PARCEL

**A southern Adirondack property with a 1,000 sf home, a year-round brook, several acres of fields, bordering both New York State Forever Wild land and Lake George Land Conservancy protected lands.**



***28.8 GIS Acres  
Bolton Landing, Warren County, New York***

**Price: \$575,000**

## LOCATION

The property is in the town of Bolton, NY, Warren County, in the western hills above Lake George. A short drive away is the village of Bolton Landing, with numerous shopping and dining options, two public beaches, and a public boat launch. The Cat and Thomas Mountain New York State Wild Forest borders the property, offering direct access to 1,882 acres of public land. Additionally, the Town of Bolton Pinnacle Preserve is across the street, where there are two popular short hikes to summits with panoramic views of Lake George. While the immediate area is relatively rural, the region's primary commercial center, Glens Falls, is a short 30-minute drive to the south. The Albany International Airport is an hour away.

The area is best known for Lake George, a popular summer tourist destination. However, it is also an ideal basecamp location for exploring the extensive recreational opportunities in the Adirondack Mountains and Champlain Valley. New York State's largest ski resort, Gore Mountain, is half an hour to the north. Additionally, the High Peaks Region of the Adirondacks is easily accessible via I-87 north, where there are various trailheads leading to the state's highest peaks. Montreal is a 2.5-hour drive north, and New York City is a 3.5-hour drive south.

## ACCESS

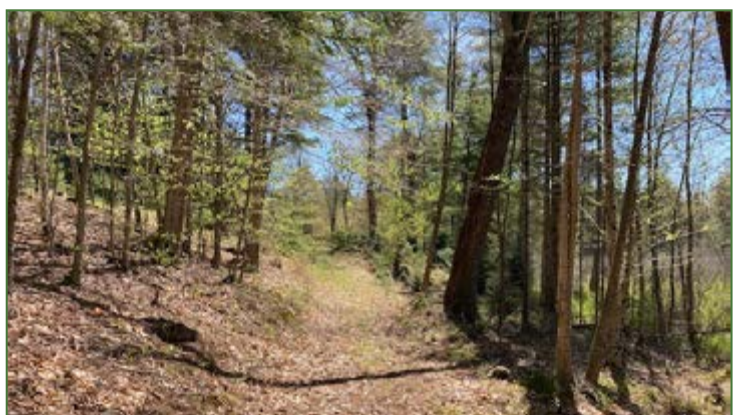
Access is from a gravel driveway off Edgecomb Pond Road, which has approximately 450 feet of frontage. The road is paved and town-maintained year-round. Power runs into the property, servicing both the house and garage. The current owner has maintained several internal ATV trails that lead to the western boundary with New York State land and Lake George Land Conservancy protected lands.



Frontage along Edgecomb Pond Rd, the property is on the right.



An ATV bridge providing access through the tract.



The property has several maintained internal ATV trails that lead to the western boundary.

## SITE DESCRIPTION

The property is at approximately 800 feet elevation in the western hills of the Lake George watershed. The land is flat at the access from the town road and around the house location. As one travels further west into the property, the grade increases slightly, and Huddle Brook emerges onto the property from the north. Beyond the brook, the grade gradually increases, and there is a small sugarbush at the property's western boundary. The property is bordered to the south by an attractive beaver pond. Closer to the house and main road frontage, there are maintained fields along the northern boundary, flanked by old stone walls.



*Huddle Brook flows through the property.*

## HOUSE

There is an approximately 1,000-square-foot residence on the property with two bedrooms, one bath, a kitchen, and a three-season porch. While the current owner has occupied the home year-round for 40+ years, it is being sold "AS IS." There is also a 24x26 detached garage.



In accordance with the Town of Bolton Ordinance #36, the wastewater treatment system on the property will have to be upgraded, the cost of which is negotiable in the property's sale price.



The sugar maple stand.



A 1,000 sq ft home with 2 bedrooms, 1 bath, and a kitchen.

## TAXES & TITLE

The Robinsons Tract Parcel is owned by John Barrack and Cynthia Theodoseau. The annual property taxes are \$1,783.23. The deed can be found in the Warren County, New York Deed Book 682, Page 554.



*Near the house and main road frontage there are maintained fields along the northern boundary flanked by old stone walls.*



*The property's northern field.*

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Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

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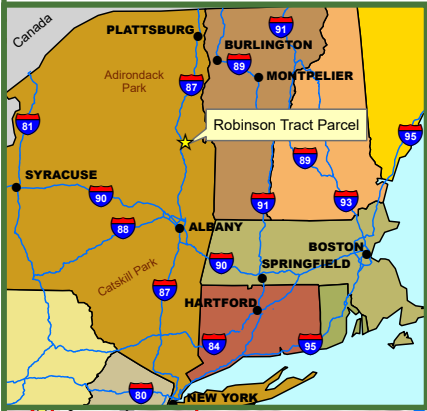
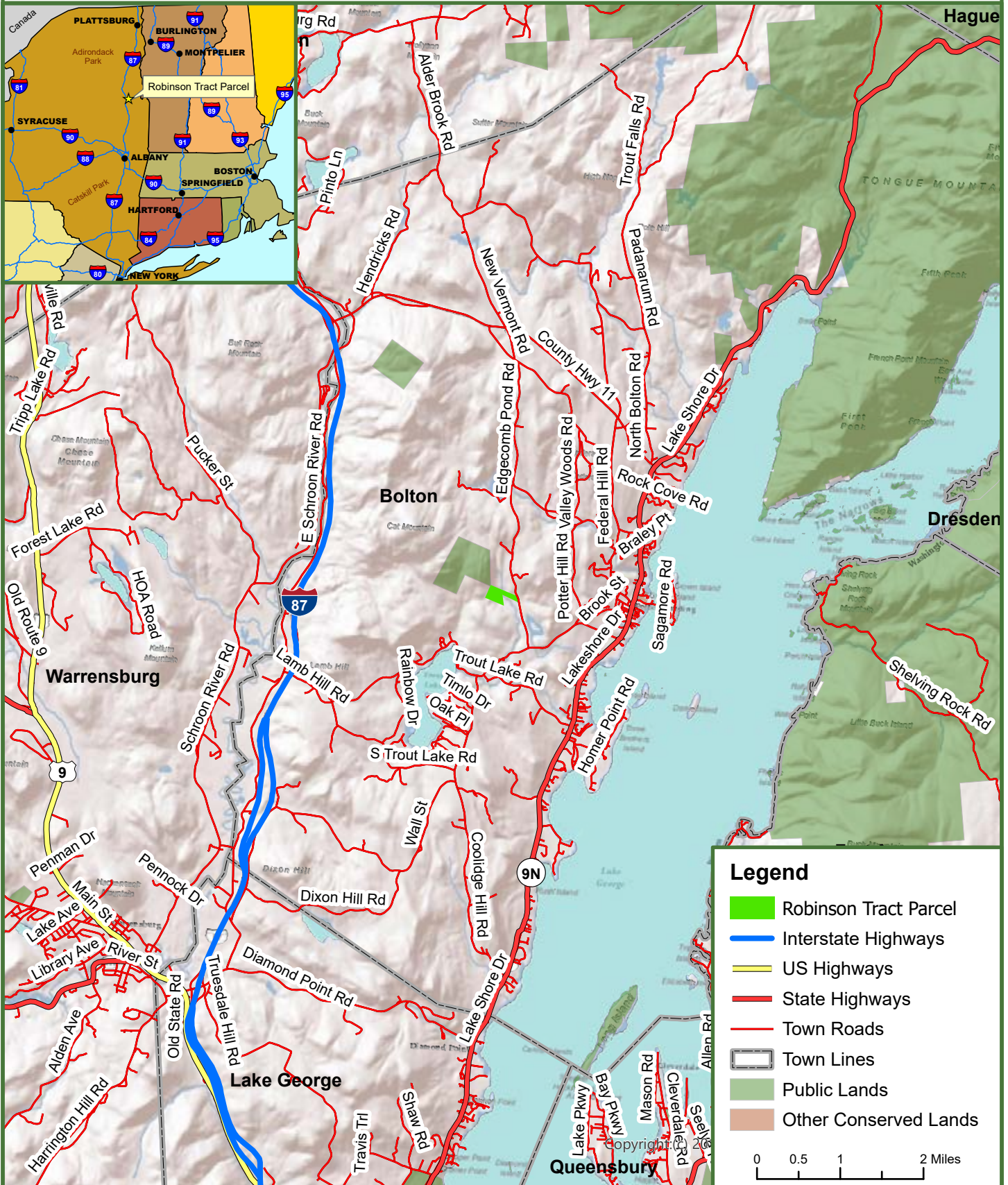


# Locus Map

## Robinson Tract Parcel

28.8 GIS Acres

### Bolton, Warren County, New York



**Legend**

- Robinson Tract Parcel
- Interstate Highways
- US Highways
- State Highways
- Town Roads
- Town Lines
- Public Lands
- Other Conserved Lands

0 0.5 1 2 Miles



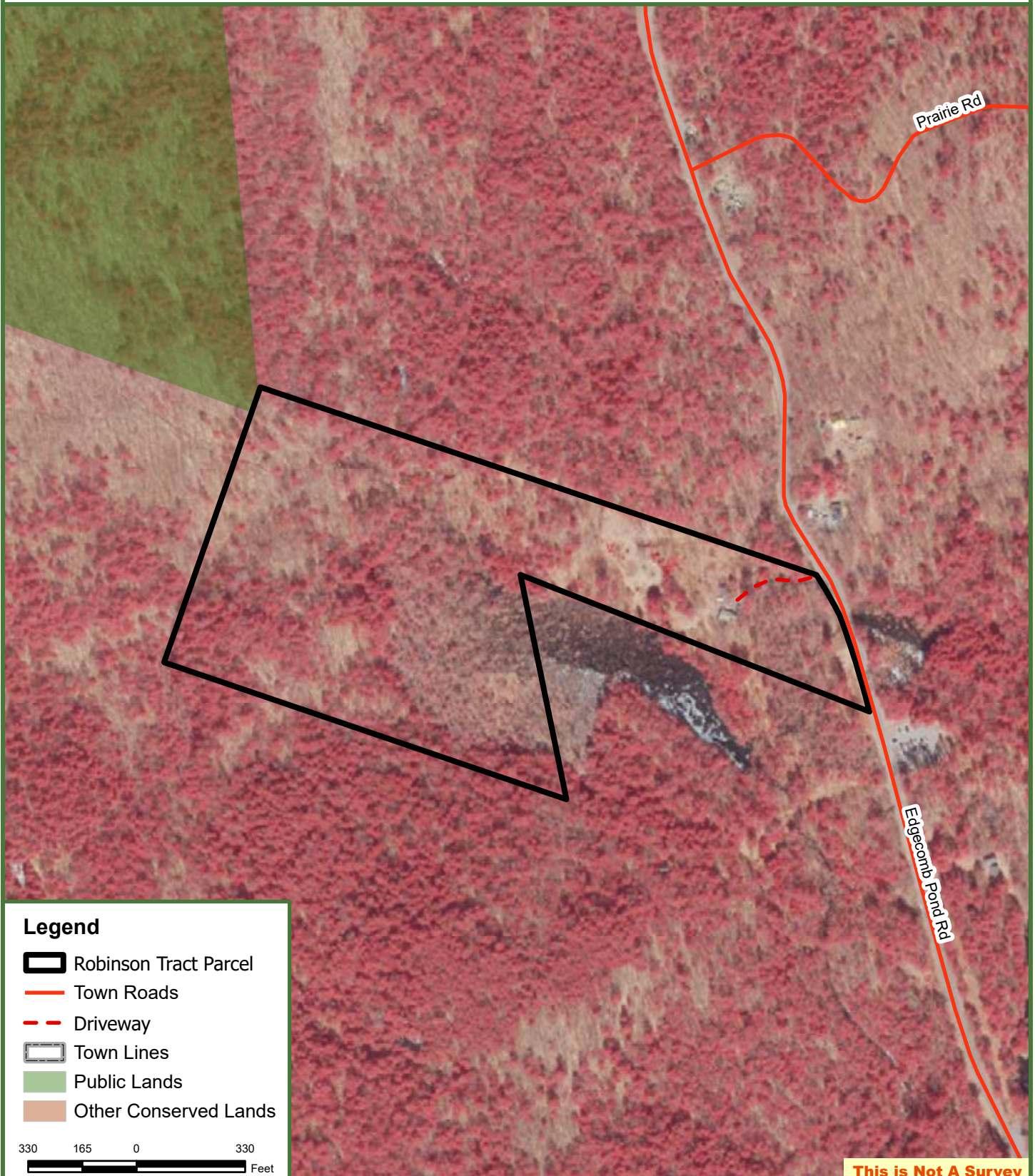
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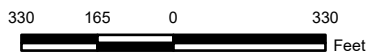


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## Legend

-  Robinson Tract Parcel
-  Town Roads
-  Driveway
-  Town Lines
-  Public Lands
-  Other Conserved Lands



**This is Not A Survey**

Map produced from the best available information including town tax maps, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources, and the owner. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field.



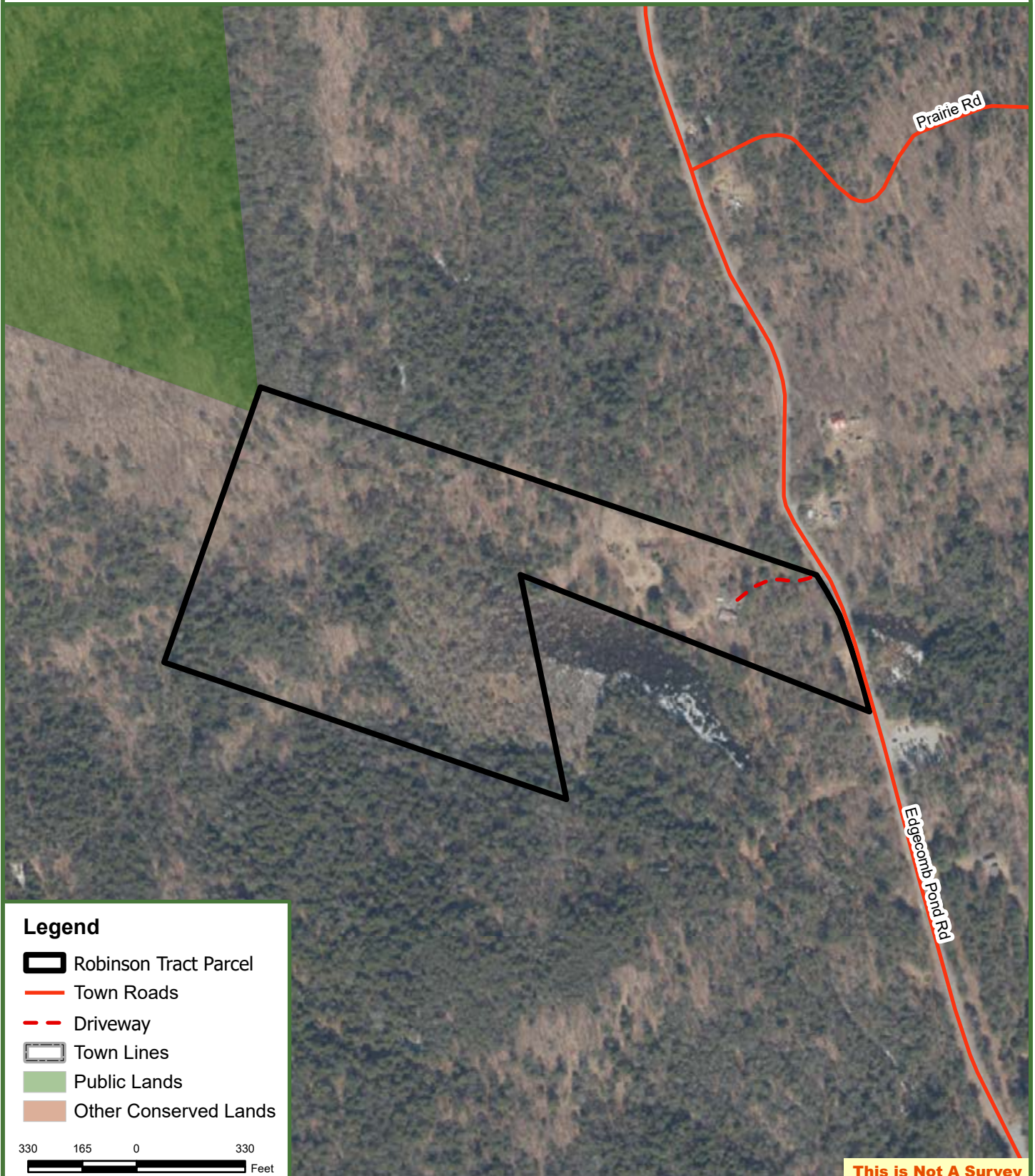
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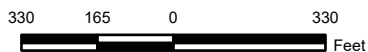


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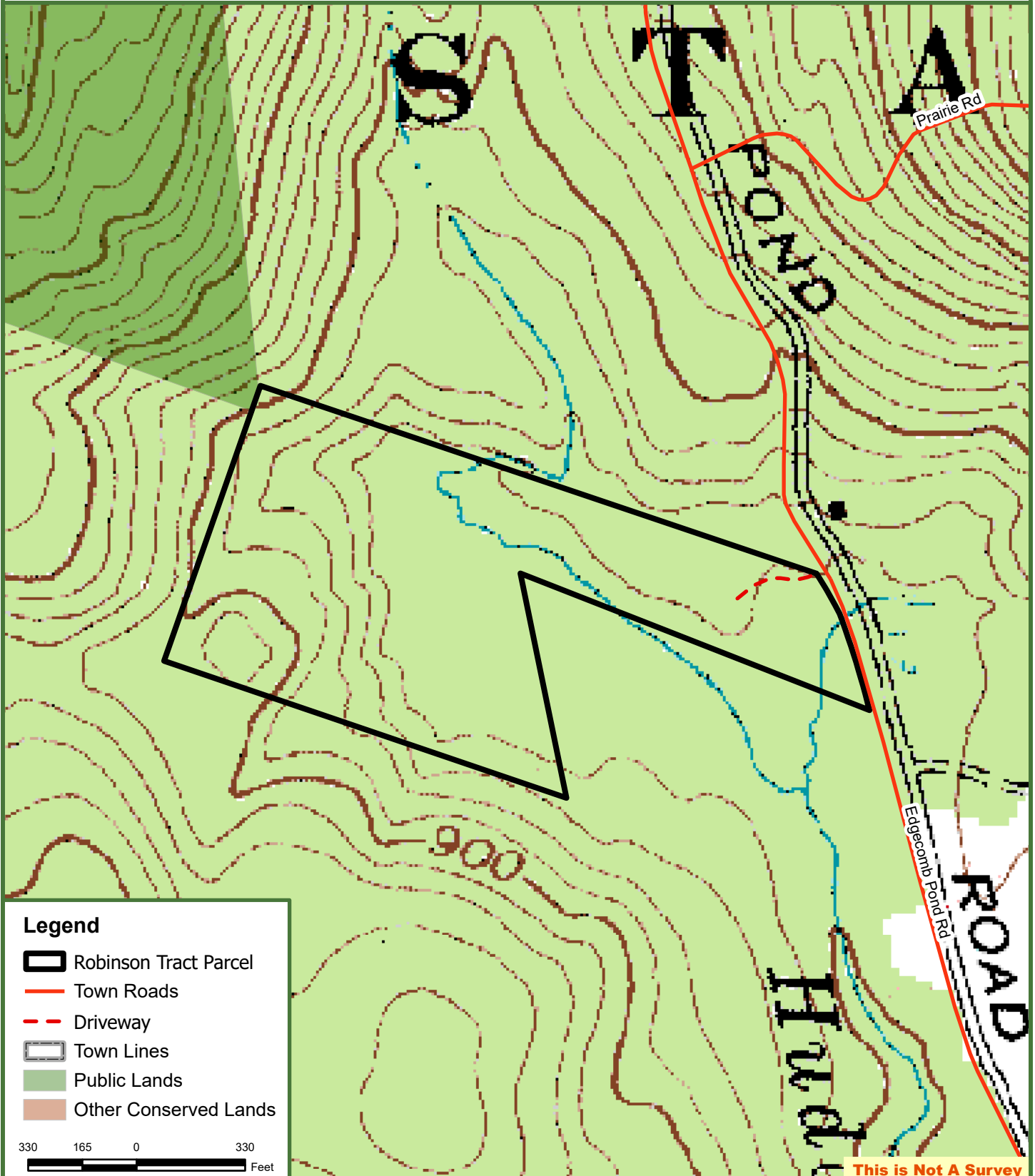
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