



# Robert W. Leavitt Inc.

**LEAVITT REALTORS**

*Selling Lake George Real Estate Since 1928*

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## 0 Lake Shore Drive, Bolton NY

PROP-180864

Listed by: Linda Boden ABR, CBR, RSPS

Price: \$ 469,000.00

Lot Size: 22.03

A wonderful opportunity to purchase a large tract of land - possibly sub-dividable into 3-4 building lots according to the Bolton Zoning Dept - located on coveted Cotton Point and Basin Bay near exciting Bolton Landing. Furthermore the lot has lake access and the pre-approval by the APA & LGPC for 3 docks pending Lake George Park Association regulations and final approvals. The level waterfront and amazing northern exposure panoramic views of Basin Bay and the Narrows is spectacular. Come take a look!!!



- Best Use - Recreation
- Best Use - Residential
- Best Use - Vacation Site
- Bolton School District
- Direct Waterfront
- Lake George
- Land Features - Gently Rolling
- Land Features - Logged
- Land Features - Mineral Rights
- Land Features - Partially Wooded
- Land Features - Private Road
- Land Features - Road
- Land Features - Secluded Lot
- Land Features - Wet Lands
- Land Features - Wooded
- No Sewer
- No Water
- Timber - Mixed
- Waterfront - Beach
- Waterfront - Lake View
- Waterfront - Lake/River
- Waterfront - Across Road

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Frontage

• Waterfront -  
Lakefront



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