Bedrooms Total: 3
Main Level Bedrooms: 3
Bathrooms Total: 2
Bathrooms Full: 2
Bathrooms Half: 0
Main Level Bathrooms: 2
Living Area: 1,700
Above Grade Finished Area: 1,700
Below Grade Finished Area: 0
Below Grade Unfinished Area: 0
Building Area Total: 1,700
Stories Total: 2
Year Built: 2025

Garage YN: Yes
Garage Spaces: 4
Lease Term: None
Lot Size Acres: 5.1
Pets Allowed: Yes
Seasonal Property YN: No
Waterfront YN: Yes
Waterfront Footage: 184
Water Body Name: Boquet River

Public Remarks: Tucked away in a pristine mountain setting, this exceptional custom-built log chalet offers the ultimate in craftsmanship, privacy, & natural beauty. Situated on 5.10 acres with 184" of private frontage on the scenic Boquet River. Property Highlights: The Residence: An open, thoughtfully designed layout featuring 3 spacious bedrooms, 2 full bathrooms, a versatile upper loft, & an expansive main living room that flows effortlessly into a gourmet kitchen & dedicated dining area. A full basement provides extensive storage or workshop potential. Car & Toy Enthusiast's Dream: A massive, heated 4-bay detached garage offers abundant space for vehicles, large watercraft, RVs, & outdoor gear. Outdoor Entertaining: Step through the sliding glass doors onto an oversized, covered cedar deck--the perfect spot to enjoy crisp mountain breezes or stunning evening sunsets. Riverfront Retreat: Follow a private, wooded path to the water's edge, where a classic Adirondack lean-to overlooks the river-your personal launchpad for kayaking, canoeing, fly-fishing, or a summer swim. The Elizabethtown Renaissance: Located at the heart of one of the Adirondacks' fastest-growing communities, a vibrant main street now features an Adirondack diner, a cozy coffee house, a newly upgraded local hospital, & year-round live music at the iconic Deer's Head Inn. Effortless Travel: Just 15 minutes from the Westport Amtrak station with direct rail service to Manhattan & Montreal, plus convenient access to regional airports in Plattsburgh, Burlington, & Albany. Endless Recreation: A short drive to Lincoln Pond for boating, fishing, and swimming, or drive 30 minutes to Lake Placid for world-class downhill & cross-country skiing. Hikers & climbers enjoy easy access to premier High Peaks trailheads. More than just a house, 12 Boquet Drive is a modern sanctuary where architectural integrity meets the call of the wild. Your private Adirondack paradise awaits, contact us today to schedule your private tour.

Interior & Exterior Features

Interior Features: Granite Counters; High Ceilings
Exterior Features: Lighting; Private Yard
Appliances: Built-In Gas Oven; Dishwasher; Dryer; Gas Range; Gas Water Heater; Microwave; Refrigerator; Washer
Flooring: Wood
Frontage Type: River
Lot Features: Back Yard; Front Yard; Gentle Sloping; Many Trees; Private; Secluded; Waterfront; Wooded
Other Structures: Other
Parking Features: Heated Garage
Property Condition: New Construction
Road Frontage Type: Private Road
Road Surface Type: Asphalt
View: Garden; River; Trees/Woods
Waterfront Features: River Front
Window Features: Double Pane Windows

Room Details

Room Name	Level	Length	Width	Room Remarks Features
Primary Bedroom	First	18	16	
Bedroom 2	First	18	11	
Bedroom 3	First	10	11	
Primary Bathroom	First	6.5	8.5	
Bathroom 2	First	7	8	
Dining Room	First	10	10	
Kitchen	First	11	18	
Laundry	First	3	7	
Living Room	First	20	22	
Loft	Second	12	21	

Laundry Features: Lower Level
Patio And Porch Features: Covered

Construction & Utilities

Construction Materials: Log Siding
Heating: Tank Location: Above Ground; Propane
Cooling: Central Air
Electric:200+ Amp Service
Foundation Details: Poured
Roof: Asphalt; Metal
Sewer: Private Sewer; Septic Tank
Utilities: Electricity Connected; Water Connected; Propane
Water Source: Public

Listing Information

Deed Date: 11/21/2022
Deed Details: Instrument: deed; Page: 294; Volume: 2106
Listing Terms: 1031 Exchange; Cash; Conventional

Location Info and Associations

Property Sub Type: Single Family Residence
County: Essex
Parcel Number: 64.2-2-2.000
MLS Area Major: Willsboro, Essex, Elizabethtown, Lewis, Westport
Township: Elizabethtown
School District: Boquet Valley Central School
Tax Annual Amount: $1,526.85
Tax Assessed Value: $392,800
Land Tax Annual Amount: $642.13
Financial Details: School Taxes: 884.72; School Taxes Description: Actual

Showing Info/Requirements

Showing Requirements: 24 Hour Notice; Call Listing Agent; Call Listing Office
Sign On Property YN: Yes

Listing Office & Broker Info

Heather Maxey
Licensed Real Estate Salesperson
339-933-1750
heather@adkrealty.com

BHHS Adirondack Realty
1774 NYS Route 73
Keene Valley, NY 12943
518-576-9840
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Directions: From State Highway 9n in Elizabethtown, NY where it meets River Street, take a slight right up Lincoln Pond Road, In 0.2 mile 5509 Lincoln Pond Road, Elizabethtown, NY is on your right. Or GPS to 5509 Lincoln Pond Road, Elizabethtown NY

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