

THIS INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER

Property Address:	Street: Karuth Rd	City: Wells	MLS #: 11084
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Directions: Rt. 30 to Wells, to Algonquin Dr. across from the Seabiscuit Inn, turn right onto Algonquin Drive and left onto Abrams Rd, which runs into the Karuth Rd. Look for ADK signs



Type1: Acreage less than 10 acres	Type2:	Price \$: 55,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: to be determined	Taxes Town: to be determined	
School District: Wells		
Deed: yes	Survey: yes	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions: some	Wetlands:	
Zoning APA: 8.5 Acre	Local: as per APA	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: None	Ft:	GPM:
Location:		

Lot Size: 9.04 acres	Rd.Frontage: 521 ft.	On: Karuth Rd
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Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged: had been
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Water Frontage: Ft.	ON:	Water Rights To:
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Deeded Docking:	Beach:	Subdivision Name:
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Shared With:	Lot Dues:	Remarks:
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Electric: _	AMP:	Location:	Phone: _	Cable Avail: _
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Year Built:	Condition:	Siding:	Color:
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Roof :	Foundation:	Building Dimensions:	Living Space S/F: 9.04 acres
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Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System:	Heating Cost :
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Woodstove:	Fireplace:	Garage Size:	Location:
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Interior Walls:	Floors:
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Furnishings:

Other: Detectors: Smoke: _ , Carbon Monoxide: _

Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor										
2nd Floor										
Basement										

Remarks: A beautiful building lot over looking the mountains, on a deadend road which is maintained year round. Garbage and plowing. Also has power available.APA approved for a building site, surveyed and perk tested.