

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

Property Address:	Street: Beaver Pond Road	City: Horicon	MLS #: 11954
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Directions: I87 X25, E on Rt. 8, L on Valentine Pond Rd., R on Johnson, turn on Beaver Pond Road, head east past pond. See RE sign.



Type1: Acreage 10 - 75 acres	Type2:	Price \$: 148,500
Style: N/A		
Terms: AVAILABLE (tbd by parties)	DP:	Int:
Taxes School: 530	Taxes Town: 330	
School District: North Warren		
Deed: Yes	Survey: nO	Abstract:
Title Ins: Yes	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 42.7 Acre	Local: Res	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: N	Gal:	Drywell: _ Cesspool: _
Location:		
Water: None	Ft:	GPM:
Location:		

Lot Size: 67.56 +/-	Rd.Frontage: 1480 +/-	On: Beaver Pond Road
Road: Public: _ , Private: _ , Dirt: _ , Paved: _	Maintained: Town	Logged: Yes, selectively 2007

Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP:	Location: at road	Phone: Y	Cable Avail: _
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Year Built:	Condition:	Siding:	Color:
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Roof :	Foundation:	Building Dimensions:	Living Space S/F: 0
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Windows: Thermo: _ , Storms: _ ,	Insulation Type:	Ceiling:	Walls:	Floor:
Screens: _				

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: Nicely wooded, several choice home sites, property rises in rear to some fantastic views of lake and mountains (great for a private lean tu hunting site), BORDERS STATE LAND. New upscale homes being built just west of the property. Public boat launch in Horicon for Schroon Lake nearby, as well as Brant Lake and Lake George, zoned 42.7 acres (resource mgt) so you'll always have privacy. Hike Park Mtn. in the Pharoh Wilderness. Hikers paradise!