

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

Property Address:	Street: Beartown Road	City: Lake Luzerne	MLS #: 12685
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Directions: From West Mountain Road in Queensbury, head up the old Glens Falls Mountain Road toward Lake Luzerne. After you pass Ralph Road on the left you'll come upon Beartown road in another mile or so on the right. Turn right on Beartown and travel 1.1 miles. You'll see a new home on the right with white siding that hasn't been completely finished yet. Just past that home on the right is the corner of the 8.5 acres where you'll find red ribbons and a survey pin marking the corner.



Type1: Acreage less than 10 acres	Type2: Streamfront Lot	Price \$: 74,500
Style: N/A		
Terms:	DP:	Int:
Taxes School: 800.00	Taxes Town: .	
School District: Hadley-Luzerne		
Deed: Book: 685 / Page: 1046	Survey: Yes	Abstract: yes
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: N/A	Local: .	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: _	Gal:	Drywell: _ Cesspool: _
Location:		
Water:	Ft:	GPM:
Location:		

Lot Size: 8.5 Surveyed Acres +/-	Rd.Frontage: 475 feet	On: Beartown Road, Lake Luzerne, NY 12846
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Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged: no.
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Water Frontage: 475 Ft.	ON: Anderson Brook	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: Y	AMP:	Location: available at roadside	Phone: Y	Cable Avail: Y
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Year Built:	Condition:	Siding:	Color:
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Roof :	Foundation:	Building Dimensions:	Living Space S/F: na
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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: _
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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: 8 1/2 Surveyed Acres on Beartown Road & The Anderson Brook Trout Stream! Backyard Brookies, Could It Get Any Better? Yes! It's only 1 Mile to 670 Acres of NYS Land and is right down the street from the Mown Maintained Snowmobile Trails. The location is terrific too as it's only 7 miles to Exit 18 of The Northway and right behind West Mountain Ski Resort. Please give me a call and I'll be happy to meet with you to point out the corners if you'd like.