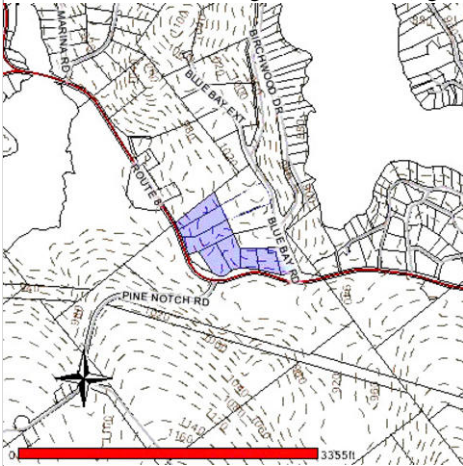


THIS INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER

| | | | |
|-------------------|--|-----------------|--------------|
| Property Address: | Street: 8 Lot Subdivision along State Rt. 8 and Blue Bay Road. | City: Loon Lake | MLS #: 12708 |
|-------------------|--|-----------------|--------------|

Directions: From Exit 25 in Chestertown, head west on Rt. 8 to Loon Lake. Property begins at the corner of Blue Bay Road with two lots bordering same, and continues along the north side (right side) of Rt. 8 heading west.



| | | |
|--------------------------------------|---------------|-------------------|
| Type1: Acreage 10 - 75 acres | Type2: | Price \$: 149,500 |
| Style: N/A | | |
| Terms: | DP: | Int: |
| Taxes School: 1600 +/- | Taxes Town: . | |
| School District: North Warren | | |
| Deed: Book:1225 / Page: 283 | Survey: Yes | Abstract: yes |
| Title Ins: | R.O.W.: | |
| Deed Restrictions: | Wetlands: | |
| Zoning APA: 1.3 Acre | Local: . | |
| Permits/Non-Jurisdictional Letter: _ | Sign: N | |
| Comments: | | |
| Septic: _ | Gal: | Drywell: _ |
| Cesspool: _ | | |
| Location: | | |
| Water: | Ft: | GPM: |
| Location: | | |

| | | |
|---|----------------------------|-----------------------------------|
| Lot Size: 12.11 Surveyed Acres +/- | Rd.Frontage: 1760 feet +/- | On: State Rt. 8 and Blue Bay Road |
| Road: Public: Y , Private: _ , Dirt: _ , Paved: Y | Maintained: State | Logged: no. |

| | | |
|---------------------|-------------------------------|--|
| Water Frontage: Ft. | ON: | Water Rights To: |
| Deeded Docking: | Beach: Loon Lake Public Beach | Subdivision Name: North Country Vacation Lands, Section #2 |

| | | |
|--------------|-----------|----------|
| Shared With: | Lot Dues: | Remarks: |
|--------------|-----------|----------|

| | | | | |
|-------------|------|---------------------------------|----------|----------------|
| Electric: Y | AMP: | Location: available at roadside | Phone: Y | Cable Avail: Y |
|-------------|------|---------------------------------|----------|----------------|

| | | | |
|-------------|------------|---------|--------|
| Year Built: | Condition: | Siding: | Color: |
|-------------|------------|---------|--------|

| | | | |
|--------|-------------|----------------------|----------------------|
| Roof : | Foundation: | Building Dimensions: | Living Space S/F: na |
|--------|-------------|----------------------|----------------------|

| | | | | |
|----------------------------------|------------------|----------|--------|--------|
| Windows: Thermo: _ , Storms: _ , | Insulation Type: | Ceiling: | Walls: | Floor: |
|----------------------------------|------------------|----------|--------|--------|

| | | | |
|------------|--|--|--|
| Screens: _ | | | |
|------------|--|--|--|

| | |
|-----------------|----------------|
| Heating System: | Heating Cost : |
|-----------------|----------------|

| | | | |
|------------|------------|--------------|-----------|
| Woodstove: | Fireplace: | Garage Size: | Location: |
|------------|------------|--------------|-----------|

| | |
|-----------------|---------|
| Interior Walls: | Floors: |
|-----------------|---------|

| | |
|--------------|--|
| 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: 8 Lot Subdivision in Loon Lake, NY. Surveyed, Engineered & Approved. Ready To Build. Centrally Located Along Rt. 8 & Blue Bay Road For an Endless Amount of Year-Round Sporting Activities. Perfect for an extended family, or investor who'd like to keep one or two for his family and sell the rest. The Loon Lake Marina is right around the corner! Less Than \$19k Per Lot!!! The Loon Lake Marina is right around the corner!