

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

Property Address:	Street: 0 Hogback Road	City: Crown Point	MLS #: 13358
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Directions: From Main St. in the village of Crown Point take Rte 2, Creek Road, approx. 2.2 miles, bear right still on Creek Rd., travel 2.1 miles, take right on Hogback. Travel 3.2 miles see RE sign on left, just after # 204 hogback



Type1: Acreage 10 - 75 acres	Type2:	Price \$: 49,300
Style: N/A		
Terms:	DP:	Int:
Taxes School: 206	Taxes Town: 143	
School District: Crown Point		
Deed: y	Survey: y	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 8.5 Acre	Local: town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: None	Ft:	GPM:
Location:		

Lot Size: 16.6 acres	Rd.Frontage: 400'	On: Hogback Road
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Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged: Approx 10 years ago
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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: Elec. on road	Phone: _	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: _ , 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: Nice rural wooded acreage located on a hard-packed dirt road in the quiet country side; yet only 15 minutes away from the bridge to Vermont or to Ticonderoga. Ticonderoga is the land between two lakes (Majestic Lake George, and Stately Lake Champlain). Excellent hunting and hiking areas nearby, and only 1 hour to the ski slopes. Think about checking out this parcel if you like a rural setting to get away from the bustle!