

**AUCTION LISTING**

SELLER: <b>Estate of</b>						AC0100
ADDRESS: <b>7672 Route 9N, Elizabethtown NY</b>						E-MAIL: <b>info@adkhomes.com</b>
TAX MAP: <b>Elizabethtown</b>	SEC: <b>65.2</b>	BLK: <b>4</b>	LOTS: <b>2</b>	COUNTY: <b>Essex</b>	INVENTORY NO: <b>AU0100</b>	
LISTING AGENCY: <b>ADK. COUNTRY HOMES REALTY</b>			AGENCY PHONE: <b>518-532-9323</b>			
LISTING REP.: <b>John &amp; Jean Gokey</b>			REP. PHONE: <b>518-532-9323</b>			
LOCATION/DIRECTIONS: <b>I-87 X31, west on Route 9N, go 1 1/4 mile, property on right. SEE SIGN</b>						
<b>x</b> MILES FROM INTERSECTION OF: <b>Corner</b>		<b>Route 9N</b>			AND: <b>Brainards Forge Road</b>	

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



TYPE: <b>California Style Ranch</b>		PRICE: <b>AUCTION w/Reserve</b>		
TERMS: <b>\$5K at auction</b>	DP: <b>10% total</b>	TOTAL DUE: <b>45 Days</b>		
TAXES: SCHOOL: <b>1,647.99</b>		TOWN: <b>923.42</b>		
SCHOOL DISTRICT: <b>Elizabethtown-Lewis</b>				
DEED: <b>Warranty</b>	SURVEY: <b>Unknown</b>	ABSTRACT: <b>Yes</b>		
TITLE INS.:	C.O.:	R.O.W: <b>X</b>		
EASEMENTS: <b>Yes</b>		COVENANTS:		
DEED RESTRICTIONS: <b>none</b>		WETLANDS: <b>Pond</b>		
ZONING: APA: <b>8.5</b>	LOCAL: <b>Rural Res</b>	PERMITS: <b>X</b>		
NON-JURISDICTIONAL LETTER: <b>no</b>				
LOCKBOX: <b>n/a</b>	LBO:	SIGN: <b>Yes</b>		
LOCKBOX LOCATION:				
HOUSE OCCUPIED: <b>No</b>	CALL: OWNER: <b>NO</b>	TENANT: <b>NO</b>		
SEPTIC (GAL): <b>yes</b>	DRYWELL:	CESSPOOL:		
LOCATION:				
WELL: DRILLED: <b>drilled &amp; dug well</b>	FT.: <b>unkn</b>	DUG: <b>Yes</b>	FT.: <b>Unkn</b>	GPM: <b>Unkn</b>
LOCATION: <b>drilled on side, dug in rear</b>				
TOWN:		SPRING:		OTHER:

LOT SIZE: <b>10+/-</b>		ROAD FRONTAGE: <b>1022 +/-</b>		ON: <b>corner of Route 9n &amp; Brainards Forge Road</b>						
PUBLIC: <b>Yes</b>	PRIVATE:	DIRT:	PAVED: <b>Yes</b>	MAINTAINED: <b>Yes</b>	LOGGED: <b>No</b>					
WATER FRONTAGE: <b>ft. on private pond &amp; stream Barron Brook</b>			WATER RIGHTS TO:							
DEEDED DOCKING:		BEACH: <b>private pond</b>		SUBDIVISION NAME:						
SHARED WITH:		LOTS DUES:		REMARKS: <b>man-made pond</b>						
ELEC.: <b>yes</b>	AMP.: <b>200</b>	BOX LOC.: <b>base.</b>	NEAREST POLE#:	PHONE: <b>Avail</b>	CABLE AVAILABLE:					
DESIGN: <b>Ranch</b>	AGE/CONDITION: <b>1962</b>	SIDING: <b>Wood</b>	ROOF: <b>Shingle, 5 yrs.old</b>	BLDG. DIMENSIONS		LIVING SPACE: <b>1,338 S/F</b>				
NO. STORIES: <b>1</b>		COLOR: <b>Brown</b>	FOUNDATION: <b>full-block</b>							
ATTIC: <b>pull down str</b>	INSUL. TYPE:		HEATING SYSTEM: <b>Hot water baseboard</b>		LOCATION AND STYLE: <b>WOODSTOVE: none FIREPLACE: livingroom, and basement</b>					
THERMO:	CEILING:			GARAGE: <b>LOC: attached SIZE: 1 car</b>						
STORMS:	WALLS:									
SCREENS:	FLOOR:									
INTERIOR WALLS: <b>Tongue &amp; Groove Pine</b>			FLOORS: <b>Hardwood throughout</b>							
FURNISHINGS: <b>None</b>			INVENTORY LIST OBTAINED: <b>n/a</b>							
OTHER:			SMOKE DETECTORS: <b>Yes</b> CARBON MONX. <b>Yes</b>							
HEATING COST: current \$ <b>unkn</b> /yr. past \$ /yr.			LEAD DISCLOSURE FORM ON FILE: <b>Yes</b>							
APPLIANCES: REF: <b>Yes</b>	STOVE: <b>Yes</b>	WASHER/DRYER: <b>No</b>	DISHW: <b>No</b>	SATELLITE: <b>No</b>	MICRO: <b>No</b>	OTHER:				
ROOMS	LIV	KIT	DIN	FAM	BDRM	BATH	LAUNDRY	DECK	PORCH	OTHER
1st FL.	<b>1</b>	<b>1</b>	<b>area</b>		<b>3</b>	<b>1</b>		<b>rear</b>		
2nd FL.										
BSMT.	<b>full</b>	<b>unfinished</b>								

Remarks:

California style ranch with charming warm wood tones throughout (hardwood floors and tongue/grove walls), fireplaces in livingroom, basement and outside to enjoy. Private pond (man-made) in back yard with sweeping landscaped grounds nestled in the trees for privacy, yet only minutes to I-87 for the commuter. Elizabethtown is the county seat for Essex County. Auction sold 'as is where is'. Buyer expected to do due diligence. Home will have open for inspection on set times (inquire)