

AUCTION LISTING

SELLER: Estate of Manley						
ADDRESS: 36 Market Street, Keene Valley NY					E-MAIL: info@adkhomes.com	
TAX MAP: KEEENE VALLEY	SEC: 62.059	BLK: 2	LOTS: 37	COUNTY: ESSEX	INVENTORY NO: AU0102	
LISTING AGENCY: ADK. COUNTRY HOMES REALTY			AGENCY PHONE: 518-532-9323			
LISTING REP.: John & Jean Gokey			REP. PHONE: 518-532-9323			
LOCATION/DIRECTIONS: 187 X 30, West on Route 73 to Keene Valley, in village, left on Market Street (See RE signs)						
MILES FROM INTERSECTION OF:				AND:		

THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER



TYPE: OLD STYLE		PRICE: AUCTION	
TERMS: \$5K at auction	DP: 10% total	TOTAL DUE: 45 Days	
TAXES: SCHOOL: 1,223.59		TOWN: 986.07	
SCHOOL DISTRICT: KEENE			
DEED: Yes	SURVEY: Yes	ABSTRACT:	
TITLE INS.:	C.O.:	R.O.W: 10'	
EASEMENTS: No		COVENANTS:	
DEED RESTRICTIONS: No		WETLANDS: No	
ZONING: APA:	LOCAL: Hamlet	PERMITS:	
NON-JURISDICTIONAL LETTER:			
LOCKBOX: n/a	LBO:	SIGN: Yes	
LOCKBOX LOCATION:			
HOUSE OCCUPIED: No	CALL: OWNER: No	TENANT: none	
SEPTIC (GAL): town	DRYWELL:	CESSPOOL:	
LOCATION:			
WELL: DRILLED:	FT.:	DUG:	FT.:
GPM:			
LOCATION:			
TOWN: private & grey water		SPRING:	OTHER:

LOT SIZE: +/-105x78.66x105.06x82.7		ROAD FRONTAGE: 105+/-		ON: Market Street						
PUBLIC: Yes	PRIVATE:	DIRT:	PAVED: Yes	MAINTAINED: Town	LOGGED: n/a					
WATER FRONTAGE: ft. on			WATER RIGHTS TO:							
DEEDED DOCKING:		BEACH:		SUBDIVISION NAME:						
SHARED WITH:		LOTS DUES:		REMARKS:						
ELEC: Yes	AMP.: 200	BOX LOC.: Base.	NEAREST POLE#:	PHONE: Available	CABLE AVAILABLE:					
DESIGN: Old Style	AGE/CONDITION: 1888	SIDING: Wood	ROOF: Metal, 10 yrs old	BLDG. DIMENSIONS	LIVING SPACE					
NO. STORIES: 2		COLOR: Brown	FOUNDATION: Full, part block & part pour		2,152 S/F					
ATTIC: Yes										
THERMO:	INSUL. TYPE:	CEILING:	HEATING SYSTEM	LOCATION AND STYLE	GARAGE					
STORMS: Yes		WALLS:	OFHW, Electric,	WOODSTOVE: none	LOC: on side					
SCREENS:		FLOOR:		FIREPLACE none	SIZE 2 car (knotty pine walls w/electric heat)					
INTERIOR WALLS: Sheetrock			FLOORS: wood/carpet/linoleum							
FURNISHINGS: nones			INVENTORY LIST OBTAINED:							
OTHER:			SMOKE DETECTORS: Yes CARBON MONX. Yes							
HEATING COST: current \$ /yr. past \$ /yr.			LEAD DISCLOSURE FORM ON FILE Yes							
APPLIANCES: REF: Yes	STOVE: Yes	WASHER/DRYER:	DISHW: Yes	SATELLITE:	MICRO:					
OTHER:										
ROOMS	LIV	KIT	DIN	FAM	BDRM	BATH	LAUNDRY	DECK	PORCH	OTHER
1st FL.	1	Eat-in	formal			full	area		Wrap-around	Den
2nd FL.					4	full				
BSMT.										

Remarks: Remodeled kitchen/dining room, charming archways, original wood ornate banister, plank floors for refinishing under carpet, solid home in the village of Keene Valley, walk to the school and all amenities. Raise your family here. "Information presented here is believed to be accurate, but not guaranteed by the Broker."