

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

Property Address:	Street: 827 US Route 9	City: Schroon Lake	MLS #: 13257
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Directions: I87 X27, N on Rt 9, go past Charlie Hill. property on left (see RE sign) approx. 1 1/2 mile before village



Type1: Multi-Family	Type2:	Price \$: 169,500
Style: Traditional		
Terms:	DP:	Int:
Taxes School: 1100	Taxes Town: 1100	
School District: Schroon Lake		
Deed: yes	Survey: yes	Abstract:
Title Ins: yes	R.O.W.: no	
Deed Restrictions: no	Wetlands: no	
Zoning APA: Hamlet	Local: Res	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: T	Gal: 1000 (2)	Drywell: _ Cesspool: _
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: .28	Rd.Frontage: 90 +/-	On: US Route 9
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged: n/a

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: 1 1/2 mile to village public beach and amenities
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Electric: Y	AMP: 400	Location:	Phone: Y	Cable Avail: Y
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Year Built: 1975	Condition: very good	Siding: cedar shakes	Color: brown
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Roof : Shingle (new '08)	Foundation: Pier	Building Dimensions:	Living Space S/F: 3500 +/-
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Windows: Thermo: _ , Storms: _ , Screens: Y	Insulation Type: Fiber	Ceiling: Fiber	Walls:	Floor:
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Heating System: tenants have monitor heaters	Heating Cost :
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Woodstove: 1 in owner's qtr	Fireplace:	Garage Size:	Location:
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Interior Walls: Sheet/panel/knotty pine	Floors: carpet
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Furnishings: some for tenants

Other:	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	2	2			4	3			1	
2nd Floor	5	5			6	5				
Basement										

Remarks: 7 unit apt (3 2-bdrm apt and 4 1-bdrm apt). Owner does constant maintenance (last year new roof, prior years staining, prior sill, this year some window replacement and electrical updating). Owner is now opening applications for getting 100% occupancy. APOD available upon request. Tenants pay elect/heat