

Agency: Ex. Rt. to Sell	S/A: 0	B/A: 2	Status: Active	MLS #: 12213
Seller: Larry Peryea			Phone 1: 532-7900	Phone 2:
Address: Rt. 86, Raybrook				List Date: 2007/12/08
Tax Map: Saranac Lake	Sec: 41001	Blk: 4	Lots: 2.2	County: Essex
Exp. Date: 2008/04/30			Tenant(s):	
Listing Agency: Adirondack Country Home Realty Inc.			Phone: 532-7900	Listing Rep: John Gokey
Showing Instructions: Call Agency for Appt.			Key:	Lockbox Location:
Selling Agency:		Sell Price \$:	Contingencies:	
Sold To:		Withdrawn:	Incomplete Show Sell: _	Continue To Show: _
Other:				

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

Property Address:	Street: Route 86	City: Raybrook
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Directions: From Lake Placid, take Rt.86, property on left, next to APA Offices



Type1: Commercial	Type2:	Price \$: 8,500,000
Style: Cottage		
Terms:	DP:	Int:
Taxes School: 20000	Taxes Town: 15000	
School District: Saranac Lake		
Deed:	Survey: yes	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: Pond	
Zoning APA: 1.3 Acre	Local: Commercial Business	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: Y	Gal:	Drywell: _
Cesspool: _		
Location: several locations		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 100+/-	Rd.Frontage: 2000+/-	On: Rt 86 & Knottingham Rd.
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:
Water Frontage: 2600 Ft.	ON: Wolf/Duprey Pond	Water Rights To:
Deeded Docking:	Beach: yes	Subdivision Name:
Shared With:	Lot Dues:	Remarks: 22 acre pond w/reparius rights
Electric: Y	AMP:	Location:
Year Built: 1960's	Condition: good - very good	Siding: wood
Color: Brown	Roof : Shingle/Metal	Foundation:
Building Dimensions:	Living Space S/F: 23000	Windows: Thermo: _ , Storms: _ , Screens: _
Insulation Type:	Ceiling:	Walls:
Floor:	Heating System: various	Heating Cost :
Woodstove:	Fireplace:	Garage Size:
Location:	Interior Walls:	Floors:
Furnishings: included, except personal		
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: Currently known as Sherwood Forest Motor Inn, Cabin & R.V Business, with extraordinary development potential for residential, retail, recreational, institutional, high traffic, prior site of Raybrook water source Full details, brochure and CD of photos available