

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

Property Address:	Street: 938 Mace Chasm Road, Keeseville (Chesterfield line)	City: Chesterfield	MLS #: 12217
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Directions: I-87 X3, to Route 9, R on Mace Chasm Road, look for Clover Mead Farm Sign



Type1: Commercial	Type2: Acreage more than 75	Price \$: 647,000
Style: Farmhouse		
Terms: none	DP:	Int:
Taxes School: 2000.27	Taxes Town: 1152.52	
School District: Ausable		
Deed: Yes	Survey: No	Abstract:
Title Ins:	R.O.W.: no	
Deed Restrictions:	Wetlands: n/a	
Zoning APA: 8.5 Acre	Local: 3 parcels, back parcel 42.7 zoning	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: 2	Gal: 1000 x2	Drywell: _ Cesspool: _
Location: near house, and across street for shop		
Water: Drilled	Ft: 90	GPM: 8
Location:		

Lot Size: 112.5	Rd.Frontage: 1035 & 2980	On: Mace Chasm & Soper Road
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: n/a

Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks: dual zoning (8.5 & 42.7)
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Electric: Y	AMP: 200	Location:	Phone: Y	Cable Avail: Y
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Year Built: 1823	Condition: Excellent, rennovated	Siding: Clapboard	Color: White/beige
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Roof : shingle	Foundation: Stone	Building Dimensions:	Living Space S/F: 2457
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Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: fiber	Ceiling:	Walls:	Floor:
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Heating System: propane (monitor) and 2 wood stoves in basement - low carbon footprint	Heating Cost :
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Woodstove: 2 basement	Fireplace: monitor look like woodstove	Garage Size:	Location:
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Interior Walls: Plaster, Sheetrock	Floors: Carpet, hardwood
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Furnishings: all farm & cheese equipment. NO personal furnishings

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	15x16	18x16	16x14	12x12		1	10x5		9.5x21	foyr9x14
2nd Floor					3	10x12				
Basement	full									

Remarks: Business known as Clover Mead Farm with residence (renovated nicely), barns (w/1 apt), shop (cheesemaking & retail/sandwich sales), greenhouse, and pastures. Surreal living. Vistas of fields and Lake Champlain. Business growing well, call for your full portfolio report. Property avail. w/o business (inquire)