

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

Property Address:	Street: State Highway 29	City: Ephratah	MLS #: 12197
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Directions: From Johnstown NY, take Rte. 29 west approx. 14 miles. As you come in to the town of Ephratah look for Snappies store on the right - approx. 1/8 mile past the church on the right.



Type1: Commercial	Type2: Residential	Price \$: 299,000
Style: Farmhouse		
Terms: will devide house for \$199000/store \$100,000	DP:	Int:
Taxes School: \$1381	Taxes Town: \$1416	
School District: Dolgeville		
Deed: yes	Survey: yes	Abstract: will have
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Town	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments: will sell house for \$199,000 or the store for \$100,000 if desired		
Septic: Y	Gal: 1000 (two)	Drywell: _ Cesspool: _
Location: on the side of the store AND side of the house		
Water: Drilled	Ft:	GPM:
Location: behind the house		

Lot Size: 1.3 acres	Rd.Frontage: approx. 283'	On: State Highway 29								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged:								
Water Frontage: Ft.	ON:	Water Rights To:								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200 amp	Location: store and house								
Year Built: Store 1808 Ho	Condition: Very good	Siding: clapboard								
Roof : rolled/metal & metal on store	Foundation: Stone	Building Dimensions:								
Windows: Thermo: Y , Storms: _ , Screens: _	Insulation Type:	Ceiling: tin and plaster								
Heating System: House - Oil heat Store - Corn stove	Heating Cost :									
Woodstove: Store - Corn Stove	Fireplace: House - two	Garage Size: Two Story Garage								
Interior Walls: plaster in house/ sheetrock in store	Floors: wood									
Furnishings: some kitchen equipment in house										
Other: property is outside Adirondack Park and is subdivideable/house rented at this time		Detectors: Smoke: Y , Carbon Monoxide: Y								
Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	one	one	one		one	one			yes	
2nd Floor	one	one			three	one&1/2				
Basement										

Remarks: This is an amazing property with unique business opportunity. Turn of the century colonial home nestled in the foothills of the Adirondacks comes with ample living space, country store and pizzeria. You can live on the premises and run your country store! Store was completely restored in 2005.