

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

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| Property Address: | Street: 250 Lake Street | City: Rouses Point | MLS #: 13032 |
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Directions: From I-87, take exit 42, turn left onto Rt.11 towards Rouses Point. At end of road in town, turn right onto Lake Street. Watch for Adirondack Country Homes Realty sign.



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| Type1: Lakefront Home | Type2: Multi-Family | Price \$: 475,000 |
| Style: N/A | | |
| Terms: | DP: | Int: |
| Taxes School: 0 | Taxes Town: 10723.17 | |
| School District: Northeast Clinton | | |
| Deed: 161383 | Survey: 26888 | Abstract: |
| Title Ins: | R.O.W.: | |
| Deed Restrictions: | Wetlands: | |
| Zoning APA: N/A | Local: Rouses Point, Champlain | |
| Permits/Non-Jurisdictional Letter: _ | Sign: Y | |
| Comments: | | |
| Septic: _ | Gal: | Drywell: _ Cesspool: _ |
| Location: | | |
| Water: Town | Ft: | GPM: |
| Location: | | |

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| Lot Size: 181.17 x 330.11 | Rd.Frontage: 181.17 | On: Lake Street |
| Road: Public: Y , Private: _ , Dirt: _ , Paved: Y | Maintained: Town | Logged: |

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| Water Frontage: 182 Ft. | ON: Lake Champlain | Water Rights To: |
| Deeded Docking: | Beach: | Subdivision Name: |

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| Shared With: | Lot Dues: | Remarks: |
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| Electric: Y | AMP: 200 | Location: multiple locations | Phone: Y | Cable Avail: Y |
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| Year Built: 1912 | Condition: very good | Siding: brick | Color: red |
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| Roof : slate | Foundation: Stone | Building Dimensions: | Living Space S/F: 9421 |
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| Windows: Thermo: Y , Storms: _ , Screens: Y | Insulation Type: | Ceiling: | Walls: | Floor: |
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| Heating System: hot air/ oil - hot water/oil | Heating Cost : |
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| Woodstove: | Fireplace: 3 | Garage Size: nonw | Location: |
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| Interior Walls: plaster/lath | Floors: hard wood |
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Furnishings:

Other: Detectors: Smoke: Y , Carbon Monoxide: Y

Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: _

| Rooms | LIV | KIT | DIN | FAM | BED | BATH | LAUNDRY | DECK | PORCH | OTHER |
|-----------|-----|-----|-----|-----|-----|------|---------|------|-------|-------|
| 1st Floor | | | | | | | | | | |
| 2nd Floor | | | | | | | | | | |
| Basement | | | | | | | | | | |

Remarks: This beautiful Victorian home has 5 apts in the main building and 5 apts in the carriage house. The main building could be easily converted back to a single family home. All of the doors are still there; the kitchen is the only room that would have to be restored; as the rest of the house has not been touched. The apts are in the back part of the house and the kitchen is used as an office. Located across the road from Lake Champlain, 1 mile from Canada or Vermont. This would make a beautiful Bed & Breakfast. Located between Montreal, Stowe and White Face Mt. for skiing. Comes with a 30' rolling dock on Lake Champlain. Good rental history. There are three border crossings in the area. Own a home in historic Rouses Point, one of the last homes with land within the village. This would be a great second home with income apts. Home has original doors, woodwork, tapestry, mural in dining room, French doors to portico, three fireplaces and wonderful wrap around porch with views of Lake Champlain. The original gas lights have been converted to electric. There are 10 apts (this includes the owners section). 5 apts in main house and 5 apts in carriage house. Both buildings have been well maintained. Rental history and financials are available.