



Listing # 13391

Listing Agency: Adirondack Country Home Realty Inc.

Phone: 532-7900

<http://www.adirondackcountryhomes.com>

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

Property Address: Street: 216 County Road 70 City: Stillwater
 Directions: I-87 to Exit 14, Rt.9P around Saratoga Lake 3.3 mi. to left on Rt.71. Go 1.5 mi. then right on Rt.70, go .8 mi. to Ketchum Corners. House on left (see sign)



Type1: Multi-Family Type2: Price \$: 189,000
 Style: Traditional
 Terms: DP: Int:
 Taxes School: 1827 Taxes Town: 871
 School District: South Glens Falls
 Deed: 1457/604 Survey: yes Abstract:
 Title Ins: R.O.W.: No
 Deed Restrictions: No Wetlands: No
 Zoning APA: N/A Local: Hamlet
 Permits/Non-Jurisdictional Letter: _ Sign: Y
 Comments:
 Septic: _ Gal: 500 Drywell: _ Cesspool: _
 Location: Back
 Water: Drilled Ft: GPM:
 Location: Side yard

Lot Size: 60 x 137 x 50 x 147 Rd.Frontage: 60 On: County Road 70
 Road: Public: Y, Private: _, Dirt: _, Paved: Y Maintained: County Logged:
 Water Frontage: 0 Ft. ON: Water Rights To:
 Deeded Docking: Beach: Subdivision Name:
 Shared With: Lot Dues: Remarks:
 Electric: Y AMP: 300 Location: Basement Phone: Y Cable Avail: Y
 Year Built: 1880 Condition: Very good Siding: Vinyl Color: White
 Roof: Slate Foundation: Stone Building Dimensions: Living Space S/F: 2240
 Windows: Thermo: Y, Storms: _, Screens: _ Insulation Type: Blown-in Ceiling: 12 Walls: 4 Floor:
 Heating System: Propane forced air Heating Cost :
 Woodstove: Fireplace: Garage Size: 1 car Location: Attached
 Interior Walls: Sheetrock Floors: Laminate / Vinyl / Carpet
 Furnishings: None
 Other: Detectors: Smoke: Y, Carbon Monoxide: Y

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

Remarks: Historical building in great shape. Convenient to Malta area and Saratoga Lake. Gorgeous view with apple trees in garden lover's backyard. Upper level is move in ready with lower newly renovated to about 80% with finish materials included. Live in one, rent the other or expand your investment portfolio in the progressive Malta region. Updated propane furnaces, new well pump and water softener.

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