

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

Property Address:	Street: Rte 30	City: Piseco	MLS #: 11316
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Directions: From four corners in Speculator go west on Rte 8 approx. 7 miles. Just past the Abanake Diner turn right down 3rd driveway to lake. Second cabin on the right (on the lake).



Type1: Lakefront Camp	Type2: Lakefront Camp	Price \$: 240,000
Style: Camp		
Terms:	DP:	Int:
Taxes School: \$214.59	Taxes Town: \$478.50	
School District: Piseco		
Deed: Yes	Survey:	Abstract: yes
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: as per deed	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal: 1000 (concrete)	Drywell: Y Cesspool: _
Location:		
Water: Drilled	Ft: 75 ft	GPM: 12
Location:		

Lot Size: 117x120	Rd.Frontage: 117	On: Route 8								
Road: Public: _ , Private: Y , Dirt: Y , Paved: _	Maintained: Private	Logged: n/a								
Water Frontage: 70 Ft.	ON: Oxbow Lake	Water Rights To:								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 100	Location:	Phone: Y	Cable Avail: _						
Year Built: 1952	Condition: Very Good	Siding:	Color:							
Roof : Metal	Foundation: Block	Building Dimensions: 20' X 44'	Living Space S/F: 880							
Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: Fiberglass	Ceiling: wood, sheetrock	Walls: pine, sheetrock	Floor: carpet,, wood						
Heating System: L.P. Hot Air High Efficiency Furnace (3 yrs. old)			Heating Cost :							
Woodstove: Vermont Casting	Fireplace:	Garage Size:	Location:							
Interior Walls: pine, sheetrock		Floors: carpet, wood								
Furnishings: Couch (hideaway bed), woodstove, freezer (in backroom), Sm. TV on livingroom wall, washer & dryer (new)										
Other: utility shed 10x20			Detectors: Smoke: Y , Carbon Monoxide: Y							
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	17 X 20	combo			12 X 16	Full	6 X 16	8 X 10		
2nd Floor										
Basement										crawl sp

Remarks: A little cabin on the shores of Oxbow Lake for a family with or without kids who like to go boating or fish or hunt or snowmobile! This camp has it all. Sleeps six.