

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

Property Address:	Street: Kibler Point Rd. Wells NY 12190	City: Wells	MLS #: 12177
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Directions: Off of Rt.30 Wells,from South it is the 2nd left turn after entering Town of Wells,just past Algonquin Diner. From North, come thru Wells and turn right just past Algonquin Motel look for ADK signs



Type1: Lakefront Camp	Type2: Camp	Price \$: 225,000
Style: Bungalow		
Terms:	DP:	Int:
Taxes School: \$927.	Taxes Town: \$677.	
School District: Wells		
Deed: will be	Survey: will be	Abstract: yes
Title Ins:	R.O.W.: 50ft of lakefront	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Hamlet	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location: to left of camp		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 50x60x70x74	Rd.Frontage: 70ft.	On: Kibler Point Rd.
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:

Water Frontage: 50 Ft.	ON: Lake Algonquin	Water Rights To:
Deeded Docking: you own it	Beach: yes	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 150	Location: Bedroom	Phone: Y	Cable Avail: Y
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Year Built: approx. 1956 or	Condition: Excellant	Siding: vinyl	Color: taupe
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Roof : shingle	Foundation: Block	Building Dimensions: 17x21	Living Space S/F: 357
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Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: FG	Ceiling: sheetrock	Walls: knotty pine	Floor: carpet
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Heating System: electric	Heating Cost :
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Woodstove: no	Fireplace: no	Garage Size: none	Location:
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Interior Walls: knotty pine	Floors: carpet
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Furnishings: Refrigerator, stove, microwave, coffemaker, toaster, couch & bed, pots, pans, dishes & utensils

Other: 14x24 deck/dock with boat slip underneath & a 8x15 deck off of camp	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: \_ , Dryer: \_ , Dishwasher: \_ , Microwave: Y , Satellite: \_

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	8x15	6x9			8x12	4x5		8x15		boatslip
2nd Floor										
Basement	crawl sp									

Remarks: