

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

|                   |   |                     |              |
|-------------------|---|---------------------|--------------|
| Property Address: | Street: The Corner of NYS Route 8 and Fish Mountsin Road in Lake Pleasant | City: Lake Pleasant | MLS #: 12519 |
|-------------------|---|---------------------|--------------|

Directions: From the intersection of NYS ROute 30 and NYS Route 8 in Speculator, Proceed West on NYS Route 8 about 5 miles. You will see the Lake Pleasant golf course on your right hand side. The property will be about 1000 ft past the golf course on the right also.



|                                      |                     |                        |
|--------------------------------------|---------------------|------------------------|
| Type1: Lakefront Home                | Type2:              | Price \$: 385,000      |
| Style: Traditional                   |                     |                        |
| Terms:                               | DP:                 | Int:                   |
| Taxes School: 4073.32                | Taxes Town: 4255.00 |                        |
| School District: Lake Pleasant       |                     |                        |
| Deed: Yes                            | Survey: NO          | Abstract: NO           |
| Title Ins:                           | R.O.W.:             |                        |
| Deed Restrictions:                   | Wetlands:           |                        |
| Zoning APA: Hamlet                   | Local: Pre Existing |                        |
| Permits/Non-Jurisdictional Letter: _ | Sign: Y             |                        |
| Comments:                            |                     |                        |
| Septic: Y                            | Gal:                | Drywell: _ Cesspool: _ |
| Location: West side of house         |                     |                        |
| Water: Drilled                       | Ft: UNKN            | GPM: UNKN              |
| Location: Road Side of the house     |                     |                        |

|   |                   |  |
|---|-------------------|--|
| Lot Size: 2.7 Acres +/- as per deed               | Rd.Frontage: 339  | On: NYS Route 8 - 170 ft on Fish Mountain Road |
| Road: Public: Y , Private: _ , Dirt: _ , Paved: Y | Maintained: State | Logged:  |

|                         |                              |                   |
|-------------------------|------------------------------|-------------------|
| Water Frontage: 110 Ft. | ON: Sacandaga Lake           | Water Rights To:  |
| Deeded Docking:         | Beach: Beautiful Sandy Beach | Subdivision Name: |

|              |           |          |
|--------------|-----------|----------|
| Shared With: | Lot Dues: | Remarks: |
|--------------|-----------|----------|

|             |          |           |          |                |
|-------------|----------|-----------|----------|----------------|
| Electric: Y | AMP: 100 | Location: | Phone: Y | Cable Avail: Y |
|-------------|----------|-----------|----------|----------------|

|                             |                 |                    |              |
|-----------------------------|-----------------|--------------------|--------------|
| Year Built: 1930 with a new | Condition: Good | Siding: Stone/Wood | Color: Brown |
|-----------------------------|-----------------|--------------------|--------------|

|              |                   |                      |                        |
|--------------|-------------------|----------------------|------------------------|
| Roof : Metal | Foundation: Stone | Building Dimensions: | Living Space S/F: 3400 |
|--------------|-------------------|----------------------|------------------------|

|   |                           |          |        |        |
|---|---------------------------|----------|--------|--------|
| Windows: Thermo: _ , Storms: _ , Screens: _ | Insulation Type: Blown in | Ceiling: | Walls: | Floor: |
|---|---------------------------|----------|--------|--------|

|                         |                |
|-------------------------|----------------|
| Heating System: Furnace | Heating Cost : |
|-------------------------|----------------|

|            |                |                    |                         |
|------------|----------------|--------------------|-------------------------|
| Woodstove: | Fireplace: Yes | Garage Size: 2 car | Location: West of house |
|------------|----------------|--------------------|-------------------------|

|                            |                     |
|----------------------------|---------------------|
| Interior Walls: Sheet Rock | Floors: Wood/Carpet |
|----------------------------|---------------------|

Furnishings: None

|        |  |
|--------|--|
| Other: | Detectors: Smoke: Y , Carbon Monoxide: _ |
|--------|--|

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

| Rooms     | LIV     | KIT | DIN | FAM | BED    | BATH | LAUNDRY | DECK | PORCH  | OTHER    |
|-----------|---------|-----|-----|-----|--------|------|---------|------|--------|----------|
| 1st Floor | 22 x 24 | 1   | 1   | 1   | Master | 2.5  |         | 1    | 30 x11 | Rec Room |
| 2nd Floor |         |     |     |     | 6      | 2.5  |         |      |        |          |
| Basement  |         |     |     |     |        |      | 1       |      |        | 1        |

Remarks: This Charming home on Sacandaga Lake has 100 feet of beautiful sandy beach. The property slopes from the home to the lake, affording panoramic views. The main level has a private entrance to the master suite. The large living room has a beautiful fire place with wood and carpet flooring. This home needs a little renovation, and is perfect for larger families or those wishing to entertain many friends. The large porch is on the lake side of the home just off the dining room. There are many flower beds on the property around the front of the house and a nice stone patio to enjoy. Property is sold in as is condition.