

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

Property Address:	Street: 130 Little Amsterdam Rd.	City: Wells	MLS #: 12590
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Directions: From the South: Follow Rte. 30 through the town of Wells. Go over the bridge at the north end of town and take the first right onto Little Amsterdam Rd. It's the 12th house on the right. (look for ADK signs) From the North: Follow Rte. 30 to Wells. After the first Gas Station you see (on the left) take the second left onto Little Amsterdam Rd. It's the 12th house on the right. (look for ADK signs)



Type1: Lakefront Home	Type2: Lakefront Home	Price \$: 410,000
Style: Cottage		
Terms:	DP:	Int:
Taxes School: 2100	Taxes Town: 1700	
School District: Wells		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Pre existing	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location: north side of house		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 150 X 150 X 148 X 120	Rd.Frontage: 150'	On:								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:								
Water Frontage: 148 Ft.	ON: Lake Algonquin	Water Rights To:								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200 amp	Location:								
Year Built:	Condition: good	Siding:								
Color:										
Roof : Brown Metal Roof	Foundation: Block	Building Dimensions: 30 X 50								
Living Space S/F: 2500										
Windows: Thermo: _ , Storms: Y , Screens: Y	Insulation Type: FibreGlass	Ceiling: Sheetrock								
Walls: paneling/sheetrock	Floor: laminate wood/carpeted/linoleum									
Heating System: Forced Air - Oil (L.P. Gas Heater in wall of Living Room)		Heating Cost :								
Woodstove:	Fireplace: Large Stone Fireplace	Garage Size: none								
Location:										
Interior Walls: Sheetrock and wood paneling										
Floors: laminate wood/carpeted/linoleum										
Furnishings: All furnishings included in sale										
Other: COMES COMPLETELY FURNISHED		Detectors: Smoke: _ , Carbon Monoxide: _								
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	23 X 30	12 X 14	12 X 12			Full	washer	patio		
2nd Floor					Four	Full				
Basement							Dryer			under1/2

Remarks: A lovely Adirondack cottage nestled under the quiet pines. The perfect full time four bedroom home or a second home retreat. 148' of beautiful lakefront, which includes a great dock and swimming area. Located on a quiet road - Town maintained with gargabe pick up. Lots of windows to enjoy the views to the water. House needs a little updating but an eager couple or family could move right in.