

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

Property Address:	Street: Old Piseco Road	City: Piseco	MLS #: 12650
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Directions: Follow Rte. 8 west from Speculator (approx. 8 miles) Turn right on Old Piseco Road across from the Piseco School. Go approx. 1.5 miles, look for Adirondack Country Homes sign on left. Turn left on gravel driveway all the way to the lake. Cabin is red and on the left.



Type1: Lakefront Camp	Type2: Lakefront Camp	Price \$: 599,000
Style: Camp		
Terms:	DP:	Int:
Taxes School: 807	Taxes Town: 1535	
School District: Piseco		
Deed: yes	Survey: yes	Abstract: will be
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Town of Arietta	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: 750	Drywell: _ Cesspool: _
Location:		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: approx. 4 acres as per deed	Rd.Frontage:	On:
Road: Public: _ , Private: Y , Dirt: Y , Paved: _	Maintained: Private	Logged:

Water Frontage: 78 Ft.	ON: Piseco Lake	Water Rights To:
Deeded Docking:	Beach: private	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 100	Location: living room	Phone: Y	Cable Avail: Y
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Year Built: 1978	Condition: Very Good	Siding: T-111	Color: Red
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Roof : Aluminum	Foundation: Pier	Building Dimensions: 36' X 24'	Living Space S/F: 940
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Windows: Thermo: _ , Storms: _ , Screens: Y	Insulation Type: yes	Ceiling: drop ceiling tiles	Walls: paneling/sheetrock	Floor: linoleum squares
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Heating System: electric and Avalon woodstove in liv/din/kit combo	Heating Cost :
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Woodstove: Avalon	Fireplace: outdoor	Garage Size: 18' X 36'	Location: detached
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Interior Walls: paneling and sheetrock	Floors: linoleum tiles
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Furnishings: most furnishings included with sale - as per attached list

Other: other lot is buildable and subdivided with all necessary approvals Detectors: Smoke: Y , Carbon Monoxide: Y

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

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	15X21com	combo	combo		three	full			8 X 24	
2nd Floor										
Basement										

Remarks: Beautiful seasonal camp directly on the shores of Piseco Lake with spectacular views of the entire length of Piseco Lake and its surrounding mountains. Includes your very own white sandy beach. 1.2 acres of this fantastic property has already been APA approved for a building lot - Build the year round mountain home of your dreams on the most desirable piece of Lake Front you can imagine!