

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

Property Address:	Street: 4 ASTOR DRIVE	City: SCHROON LAKE	MLS #: 12691
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Directions: FROM EXIT 28 OF THE NORTHWAY PROCEED EAST ON ROUTE 74. TURN LEFT ON ASTOR DRIVE. BEAR RIGHT UPON ENTERING ASTOR DRIVE. PARK BETWEEN THE GARAGE AND THE HOUSE ON THE BLACKTOP DRIVEWAY. THE HOME IS AHEAD OF YOU LT. YELLOW WOOD SIDED HOME WITH GREEN SHUTTERS.



Type1: Lakerights Camp	Type2: Lakerights Camp	Price \$: 299,500
Style: Traditional		
Terms: CASH	DP:	Int:
Taxes School: \$1085.53	Taxes Town: \$481.02	
School District: Schroon Lake		
Deed: BOOK 1315 PG302	Survey: ROBERT KUGLER	Abstract: MOUNTAIN ABSTRACT T-02-253x
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Schroon Lk	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: UNKNOWN	Drywell: _ Cesspool: _
Location:		
Water: Dug	Ft: UNKNOWN	GPM: UNKNOWN
Location: BETWEEN HOUSE AND THE GARAGE		

Lot Size: 2.76 ACRES	Rd.Frontage:	On: RT 74 AND ASTOR DRIVE
Road: Public: Y , Private: Y , Dirt: _ , Paved: Y	Maintained: Private	Logged:

Water Frontage: 20 Ft.	ON: PARADOX LAKE	Water Rights To:
Deeded Docking: YES	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP:	Location: ON BUILDING	Phone: Y	Cable Avail: _
Year Built: 1910	Condition: GOOD	Siding: WOOD	Color: LIGHT YELLOW WITH GREEN SHUTTERS	

Roof : ASPHALT	Foundation: Stone	Building Dimensions:	Living Space S/F: 1130
Windows: Thermo: _ , Storms: _ , Screens: Y	Insulation Type: NONE	Ceiling:	Walls: Floor:

Heating System: WOOD AND ELECTRIC		Heating Cost :
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Woodstove:	Fireplace: YES	Garage Size: 2 CAR	Location: ROUTE 74 AND ASTOR DRIVE
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Interior Walls: KNOTTY PINE	Floors: WOOD
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Furnishings: MOST FURNISHINGS INCLUDED (MUST SEE PERSONAL ITEMS LIST FOR SOME EXCLUSIONS)

Other: DISH NETWORK W SURROUND SOUND	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: Y

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	X	X				3/4			YES (2)	
2nd Floor					2	1/2				STORAGE
Basement										UTILITY

Remarks: BRING YOUR PERSONAL ITEMS AND MOVE IN. PARADOX LAKE IS LOCATED ON SAME SIDE OF THE ROAD AS THE HOUSE, JUST A SHORT WALK AWAY. BAYLINER 16' 50 HP OUTBOARD POWER BOAT WITH TRAILER AVAILABLE BUT NOT INCLUDED WITH THE PROPERTY SALE.