

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

Property Address:	Street: 10 Birchpoint Drive	City: Lake Pleasant	MLS #: 12833
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Directions: From the four corners in Speculator, Proceed west approx 3.2 miles to Fish mt. Road. Proceed 1 mile look for Birchpoint road on your right, house is the last one on the left before the end of the culdesac. Look for signs.



Type1: Lakefront Home	Type2:	Price \$: 387,500
Style: Ranch		
Terms:	DP:	Int:
Taxes School: TBD	Taxes Town: TBD	
School District: Lake Pleasant		
Deed: Yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: APA	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: 1000	Drywell: _ Cesspool: _
Location: side of house		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: 240' x 122'.	Rd.Frontage: 240'	On: Birch Point Road
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained: Town	Logged:

Water Frontage: 100 Ft.	ON: Sacandaga lake	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 200	Location: Basement	Phone: Y	Cable Avail: _
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Year Built: 1977	Condition: very good	Siding: Cedar shakes	Color: gray
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Roof : shingle	Foundation: Block	Building Dimensions: 24'x36'.	Living Space S/F: 1,728
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Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: Fiver glass	Ceiling:	Walls:	Floor:
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Heating System: propane baseboard hot water/ four zone	Heating Cost : Approx. \$1000.00/yr.
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Woodstove: n/a	Fireplace: n/a	Garage Size: n/a	Location:
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Interior Walls: Sheetrock	Floors: vinyl, carpet, ceramic tile
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Furnishings: some

Other:	Detectors: Smoke: _ , Carbon Monoxide: _
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Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1			2	1		8x20		
2nd Floor										
Basement	1				1	1	1			

Remarks: This charming Ranch on a nice culdesac, is priced to sell!!! New APA approved chlorinated septic system. Many new updates. Must see to appreciate, Beautiful lake and mountain views!!