

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

Property Address:	Street: Augur Lake Road	City: Chesterfield	MLS #: 12946
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Directions: I-87 X 33, head N on Rt 9 to Chesterfield, L on Augur Lake Road, property on left (see RE sign)



Type1: Lakefront Home	Type2: Lakefront Lot	Price \$: 529,000
Style: Ranch		
Terms:	DP:	Int:
Taxes School: est 2000	Taxes Town: est 2000	
School District: Keeseville		
Deed: yes	Survey: yes	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: stream	
Zoning APA: 3.2 Acre	Local: res	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: t	Gal:	Drywell: _ Cesspool: _
Location:		
Water: None	Ft:	GPM:
Location: To be built		

Lot Size: 19.1	Rd.Frontage: 1185	On: Augur Lake Road
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: no

Water Frontage: 400 Ft.	ON: Augur Lake + 600 on Mud Brook	Water Rights To:
Deeded Docking:	Beach: yes, private	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP:	Location:	Phone: _	Cable Avail: _
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Year Built: to be built	Condition: Superior	Siding: Log	Color: Brown
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Roof : Metal	Foundation: Poured	Building Dimensions:	Living Space S/F: 1280
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Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System: OHW	Heating Cost :
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Woodstove:	Fireplace:	Garage Size:	Location:
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Interior Walls: Sheet rock	Floors: Carpet
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Furnishings: None

Other: Meets, or exceeds, Int'l building code standards	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: Y , Microwave: _ , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	great rm	x			3	2 full				
2nd Floor										
Basement	full	unfinish								

Remarks: New Built Lakefront Log face home on private motorized Augur Lake, 400' shoreline PLUS 600' on brook w/dam for wonderful waterfall sounds, roadway partially in, no public access lake making this lake very quiet and wonderful. Great fishing.. Home by 21st Century Homes & Structures w/steel core integrity. Log faced, farmers porch, plus historical rock quarry on property (great meditation area). Land avail. w/o house for \$400K. Augur Lake has no public access, making it very secluded for the owners!!!!