

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

Property Address:	Street: Lark Street	City: Wells	MLS #: 12925
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Directions: From the south, Take Rte. 30 north into the town of Wells. At the north end of town, go over the bridge and take the first left on Algonquin Drive. Go 9/10's of a mile and turn left on Swan Street. Take first left - Lark Street - Second home on the right - Brown Stain , Green metal roof - on the water.



Type1: Lakefront Home	Type2:	Price \$: 649,500
Style: Chalet		
Terms:	DP:	Int:
Taxes School: 3016	Taxes Town: 2211	
School District: Wells		
Deed: yes	Survey: yes	Abstract: yes
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Town of Wells	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: _	Gal: 1000	Drywell: Y Cesspool: _
Location: side of house		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 0.42 acres	Rd.Frontage:	On:		
Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged:		
Water Frontage: 81 Ft.	ON: Lake Algonquin	Water Rights To:		
Deeded Docking:	Beach:	Subdivision Name:		
Shared With:	Lot Dues:	Remarks:		
Electric: Y	AMP: 200	Location: basement	Phone: Y	Cable Avail: Y
Year Built: 1999	Condition: Excellent	Siding: Adirondack T - 111	Color: Brown	
Roof : Green Metal	Foundation: Poured	Building Dimensions:	Living Space S/F: 3000	
Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: Fibre Glass	Ceiling: Sheetrock	Walls:	Floor: Hardwood/tile Pine/Sheetrock/Carpeting
Heating System: Oil Furnace			Heating Cost :	
Woodstove: Pellet Stove	Fireplace: L.P.Gas Stove	Garage Size: Two Car - 20 x 26	Location: Attached	
Interior Walls: Pine and Sheetrock		Floors: Hardwood/Tile/Carpeting		
Furnishings: Comes Furnished				
Other: Includes Hot Tub			Detectors: Smoke: Y , Carbon Monoxide: Y	
Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _				

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1	1		12 x 14	1 1/2	5 x 7	X	10 x 18	
2nd Floor					2	1				
Basement	24 x 11	1			9 x 18	7 x 8				

Remarks: This beautiful lake front home comes fully furnished. On ground level is an efficiency apartment, entrance hall with cedar closets, a large storage area and a two car garage. On the second level is an open Living/Dining/Kitchen with catedral ceilings and windows from floor to ceiling; a laundry room; half bath, Master Bedroom with Master bath w/glass shower and whirlpool tub. On the third level is an open loft/study; two spacious bedroom and a full bath. This home has a hot tub overlooking the lake; a screened porch off the dining room; a deck across the front of the house and a sun deck by the water. There is also a stone fireplace along the shore.