

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

Property Address:	Street: Old Piseco Road	City: Piseco	MLS #: 12029
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Directions: Take Route 30 To Speculator, Turn on to Route 8 proceed 6 miles to Old Piseco Road ( on Right) Follow Old Piseco Road 2.3 miles. Look for Hald Moon Beach sign on your left. Follow road down to lake ( strict 5 MPH) Cabin is Lake Front on the right.



Type1: Lakerights Camp	Type2: Lakefront Camp	Price \$: 160,000
Style: Camp		
Terms:	DP:	Int:
Taxes School: NA	Taxes Town: NA	
School District: Piseco		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: N/A	Local: Association	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water:	Ft:	GPM:
Location:		

Lot Size: NA	Rd.Frontage: 50 ft	On: Halfmoon Beach Road
Road: Public: _ , Private: Y , Dirt: Y , Paved: _	Maintained: Association	Logged:

Water Frontage: 600 Ft.	ON: Piseco Lake	Water Rights To:
Deeded Docking:	Beach: Yes	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP: 100	Location:

Year Built: UNKN	Condition: good	Siding: wood	Color: brown
Roof : metal	Foundation: Slab	Building Dimensions:	Living Space S/F: 650

Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: None	Ceiling:	Walls:	Floor:
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Heating System: Hot air	Heating Cost :		
Woodstove: no	Fireplace: no	Garage Size: no	Location:

Interior Walls: paneling	Floors: Wood
Furnishings:	

Other: Maint. Fee \$1300.00 a year	Detectors: Smoke: Y , Carbon Monoxide: _
Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _	

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

Remarks: This Cozy cottage is Lake Front/Lake View on the North shore of Piseco Lake. It is a part of the Half Moon Beach Inc. Association. Each buyer owns a share in the Association and the land is owned by the association. There are approx. 100 shares in the park. Enjoy the pristine beach and panoramic Adirondack mountain views from your living room and porch. Located on the association property is a grassy park with a volley ball net and basketball hoop. Located near the beach is a community library, both men's and women's restrooms, and a community building. There is a caretaker on staff from Mothers Day to Labor Day. Up near Old Piseco Road the association has a 2 dumpsters and a recycling center for your convenience. There is also a generator to pump water even when the power is out. Water is available from a pumping station in the winter, but the park water system is turned off after Columbus Day. The association plows a portion of the road in the winter that allows snow bunnies to get into their camps in the winter. Owners are responsible for there own electric, TV and heat. Dock space/mooring is available at no extra cost.