

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

Property Address:	Street: Off Gilmanton Road	City: Wells	MLS #: 13318
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Directions: Rt 30 to Wells , N on Gilmanton Rd/Cty Rt 17 to Charley Lake, property OFF Gilmanton Road



Type1: Lakefront Lot	Type2: Acreage less than 10 acres	Price \$: 79,900
Style: N/A		
Terms:	DP:	Int:
Taxes School: 350	Taxes Town: 350	
School District: Wells		
Deed: yes	Survey: no	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 1.3 Acre	Local: res	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: None	Ft:	GPM:
Location:		

Lot Size: 2.9+/-	Rd.Frontage: 300	On: off Gilmanton Road
Road: Public: _ , Private: _ , Dirt: Y , Paved: _	Maintained:	Logged: no

Water Frontage: 300 Ft.	ON: Charley Lake	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: _	AMP:	Location:	Phone: _	Cable Avail: _
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Year Built:	Condition:	Siding:	Color:
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Roof :	Foundation:	Building Dimensions:	Living Space S/F: 0
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Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System:	Heating Cost :
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Woodstove:	Fireplace:	Garage Size:	Location:
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Interior Walls:	Floors:
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Furnishings:

Other: Detectors: Smoke: _ , Carbon Monoxide: _

Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _

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

Remarks: Owner Financing Avail - Direct lakefront on non-motorized Charley Lake, quiet Adirondack parcel off Gilmintown Road. Enjoy the solitude of the southern Adirondacks in the quaint town of Wells, NY - nice fishing tranquil lake - Chain Pickerel, Rock Bass and more!
 Broker/Relative