

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

Property Address:	Street: 25 Cypress Ave	City: Willsboro	MLS #: 12194
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Directions: I87, Exit 33. NYS Route 22 South to Willsboro. Turn north onto Farrell Road. At the stop sign, turn left onto Point Road. Turn left onto Lilac. Home will be in front of you on Cypress Ave.



Type1: Lakerights Home	Type2: Residential	Price \$: 149,900
Style: Ranch		
Terms:	DP:	Int:
Taxes School: 337.41	Taxes Town: 209.68	
School District: Willsboro		
Deed: Yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: rmm	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal: 1000	Drywell: _ Cesspool: _
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 0.38	Rd.Frontage: Yes	On: Cypress Ave
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained: Town	Logged:

Water Frontage: Ft.	ON: Lake Champlain	Water Rights To: Lake Champlain
Deeded Docking: No	Beach: Three Association Beaches	Subdivision Name: Buena Vista

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 200	Location:	Phone: Y	Cable Avail: Y
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Year Built: 2008	Condition: Excellent	Siding: Vinyl or upgrade	Color: Customer Choice
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Roof : METAL	Foundation: Poured	Building Dimensions:	Living Space S/F: 960
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Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type: Fiber	Ceiling:	Walls:	Floor:
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Heating System: Oil/Hot Water	Heating Cost :
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Woodstove: No	Fireplace: No	Garage Size:	Location:
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Interior Walls: Sheetrock	Floors: Carpet/Lino or Upgrade
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Furnishings:

Other: Choice of number of bedrooms, baths, layout of the home, upgrades, etc.	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _

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

Remarks: Recreation or Relaxation. Enjoy both at the lake just a short walk from this under-construction ranch 960-SF home built by 21st Century Homes & Structures in Willsboro. You'll enjoy 2 bedrooms, 2 bathrooms, casual great room, convenient laundry, Energy Efficient Home, off-street parking. Deeded Lake Access Rights to Lake Champlain!