


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

Property Address:	Street: 34 Grove Ave	City: Willsboro	MLS #: 12196							
Directions: I87, Exit 33. NYS Route 22 South to Willsboro. Turn north onto Farrell. At the stop sign, turn left onto Point. Turn left onto Lilac. Turn right onto Cypress. Turn left onto Grove. Property is on your left.										
	Type1: Lakerights Home	Type2: Residential	Price \$: 149,900							
	Style: Ranch									
	Terms:	DP:	Int:							
	Taxes School: 377.51	Taxes Town: 240.19								
	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:	Gal:	Drywell: _	Cesspool: _						
	Location:									
	Water:	Ft:	GPM:							
	Location:									
Lot Size: 0.23	Rd.Frontage: Yes	On: Grove Ave								
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained: Town	Logged:								
Water Frontage: Ft.	ON: Lake Champlain	Water Rights To:								
Deeded Docking: No	Beach: Two Association Beaches	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200	Location:	Phone: Y	Cable Avail: Y						
Year Built: 2008	Condition:	Siding: Vinyl or upgrade	Color: Customer Choice							
Roof : METAL	Foundation: Poured	Building Dimensions:	Living Space S/F: 960							
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type: Fiber	Ceiling:	Walls:	Floor:						
Heating System: Oil/Hot Water			Heating Cost :							
Woodstove:	Fireplace: No	Garage Size:	Location:							
Interior Walls: Sheetrock		Floors: Carpet/Lino or Upgrade								
Furnishings:										
Other: Choice of number of bedrooms, baths, layout of the home, upgrades, etc.			Detectors: Smoke: Y , Carbon Monoxide: Y							
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: Come on over and see what you've been missing with this mid-sized ranch home in Willsboro. Features include 2 bedrooms, 2 bathrooms, great room, open kitchen, convenient laundry, energy efficient home, new paint, new carpet. Deeded Lake Access to Lake Champlain! Price INCREASE. DON'T WAIT ANY LONGER!!										