

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

Property Address:	Street: 33 Pine Ave	City: Willsboro	MLS #: 12195							
Directions: I-87, 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. Turn right onto Cypress. Turn left on Pine. Property in on your right.										
	Type1: Lakerights Home	Type2: Residential	Price \$: 149,900							
	Style: Ranch									
	Terms:	DP:	Int:							
	Taxes School: 337.41	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: y	Gal: 1000	Drywell: _ Cesspool: _							
	Location:									
	Water: Town	Ft:	GPM:							
	Location:									
Lot Size: 0.23	Rd.Frontage: Yes	On: Pine 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: 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:		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: Downsizing? Shed excess space and move into this 1-story home only a 5-minute walk to Lake Champlain. Has 2 bedrooms, 2 bathrooms, spacious great room, convenient laundry, new carpet, new paint, energy efficient home, off-street parking. Deeded Lake Access Rights to Lake Champlain! PRICE INCREASED. DON'T WAIT ANY LONGER!!										