

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

Property Address:	Street: 253 South Shore Road	City: Caroga Lake	MLS #: 12445
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Directions: From Town of Caroga Lake, go south on 29A take right just past state camp ground, then take the next right onto South Shore Road look for ADK signs on the left, approx. 1/4 mi.in.



Type1: Lakerights Home	Type2:	Price \$: 156,000
Style: Ranch		
Terms:	DP:	Int:
Taxes School: 906	Taxes Town: 939	
School District: Wheelerville		
Deed: yes	Survey:	Abstract: yes
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Pre-existing	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: y	Gal: ?	Drywell: _ Cesspool: _
Location: behind house		
Water: Drilled	Ft: ?	GPM:
Location: front of house		

Lot Size: 110x135/as per deed	Rd.Frontage:	On:
Road: Public: _ , Private: Y , Dirt: Y , Paved: _	Maintained: Private	Logged:

Water Frontage: Ft.	ON:	Water Rights To: Caroga Lake/5 ft. ROW
Deeded Docking:	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 200/breakers	Location: basement	Phone: Y	Cable Avail: _
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Year Built: 1992	Condition: very good	Siding: vinyl	Color: yellow/w green shutters
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Roof : Asphalt shingles/new 03	Foundation: Poured	Building Dimensions: 24 X44	Living Space S/F: 1056
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Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: fiberglass	Ceiling: sheetrock	Walls: wainscoating/wallpaper	Floor: laminate
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Heating System: electric& woodstove in basement	Heating Cost :
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Woodstove: in basement	Fireplace:	Garage Size: none	Location:
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Interior Walls:	Floors:
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Furnishings:
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Other:	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: _
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Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	11X17	8X14	10X11		three	5X8		yes		
2nd Floor										
Basement										

Remarks: Built in 1992, this lovely ranch features: 3 bedrooms, one bath, Kitchen/Dining combo, Living Room and Side and front deck. Full basement with woodstove. Appliances and woodstove included in sale. Deeded ROW to Caroga Lake. Snowmobile and ATV trails close by. Wheelerville School District.