

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

Property Address:	Street: 0 Lone Rock Drive	City: Chestertown	MLS #: 12432
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Directions: Northway Exit 25. Take Rt. 8 West towards Chestertown. Take L onto Friends Lake Rd. Bear left onto Atateka Rd. Take Right onto Lone Rock Dr. 2.3 miles from Rt 8. See RE sign on Right.



Type1: Lakerights Home	Type2:	Price \$: 469,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: 862	Taxes Town: 847	
School District: North Warren		
Deed:	Survey: yes	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions: yes	Wetlands: no	
Zoning APA: 1.3 Acre	Local: Residential	
Permits/Non-Jurisdictional Letter: Y	Sign: Y	
Comments: APA and town approved building lot		
Septic: y	Gal:	Drywell: _ Cesspool: _
Location:		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: .92 acres	Rd.Frontage: 100	On: Atateka
Road: Public: _ , Private: Y , Dirt: _ , Paved: _	Maintained: Association	Logged:
Water Frontage: Ft.	ON:	Water Rights To: Friends Lake
Deeded Docking: yes	Beach: 100 ft. sandy beach	Subdivision Name: Lone Rock
Shared With: 4 lots	Lot Dues: TBD	Remarks:
Electric: Y	AMP: 200	Location:
Year Built: 2009 completion	Condition: new	Siding: log
Roof : shingles	Foundation: Poured	Building Dimensions:
Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type:	Ceiling:
Heating System:	Heating Cost :	
Woodstove:	Fireplace: yes	Garage Size:
Interior Walls: log, drywall	Floors: hardwood	
Furnishings:		
Other: screened porch	Detectors: Smoke: Y , Carbon Monoxide: Y	
Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _		

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

Remarks: Amazing Opportunity to own your Adirondack log home with lake rights and dock on Exclusive Friends Lake. Wonderful wooded lot only a short walk from 100 ft. of shared(4 lots) lakefront with a sandy beach, swimming and dock area. No street to cross. Deeded dock space for boat up to 20 ft. in length. Make selections for your log home with a local reputable builder. Private setting.