

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

Property Address:	Street: Higgins Bay Road, Piseco, NY 12139	City: Piseco	MLS #: 12584
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Directions: From the four corners in Speculator, proceed West on Route 8, approximately 9 miles. Higgins Bay Road is on your right. Bonnie Brae trailer park is approximately 1.5 miles on the right. Look for ACHR signs.



Type1: Camp	Type2:	Price \$: 34,000
Style: Mobile Home		
Terms:	DP:	Int:
Taxes School: n/a	Taxes Town: n/a	
School District: Piseco		
Deed: no	Survey: no	Abstract: no
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: A	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: unknown	Drywell: _ Cesspool: _
Location: rear of trailer		
Water: Well Point	Ft:	GPM:
Location:		

Lot Size: 130'x50'	Rd.Frontage:	On:								
Road: Public: _ , Private: Y , Dirt: Y , Paved: _	Maintained: Private	Logged:								
Water Frontage: 300 Ft.	ON:	Water Rights To: Piseco Lake								
Deeded Docking: no	Beach: Yes	Subdivision Name:								
Shared With: Park	Lot Dues: approx.\$2000.00/yr	Remarks: There is no pro-rating,subletting, or sharing of property with others.								
Electric: Y	AMP: 100	Location: Panel box								
Year Built: 1968	Condition: fair	Siding: metal								
Roof : metal	Foundation: N/A	Building Dimensions: 35'x10',17'x10'								
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type: unknown	Ceiling: fibreboard								
Heating System: propane furnace	Heating Cost : unknown									
Woodstove: n/a	Fireplace: no	Garage Size: n/a								
Interior Walls:	Floors:									
Furnishings:										
Other:										
Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: Y , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1			1.5	1		6x32		
2nd Floor										
Basement										

Remarks: Trailer with living room addition,10'x17' with Lake Rights to Piseco Lake. There are two beaches, one is 70', the other is 300'. This is a good starter for a newly married couple, or someone looking for lake rights in a nice park!!