

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

Property Address:	Street: 24 Red Wing Road	City: Adirondack	MLS #: 12711
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Directions: I87 X 25, head N on Route 9, R on Glendale Road, L on East Shore Drive to Adirondack, NY, L on Red Wing Road (past Adk. General Store), see Cedar Stick sign)



Type1: Lakerights Home	Type2: Acreage less than 10 acres	Price \$: 639,500
Style: Contemporary		
Terms:	DP:	Int:
Taxes School: 2285	Taxes Town: 1397	
School District: North Warren		
Deed: yes	Survey: yes	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 1.3 Acre	Local: Residential	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: 5.1 +/-	Rd.Frontage: 300 +/-	On: Red Wing Road
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: no

Water Frontage: 150 Ft.	ON: Schroon Lake	Water Rights To: Schroon Lake
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Deeded Docking: Yes	Beach: Yes	Subdivision Name: Porter Estate
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Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 200	Location:	Phone: Y	Cable Avail: _
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Year Built: 1960/2000	Condition: Excellent	Siding: Log/wood	Color: Brown
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Roof : Single	Foundation: Poured	Building Dimensions:	Living Space S/F: 2500
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Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: Fiber	Ceiling:	Walls:	Floor:
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Heating System: Propane	Heating Cost :
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Woodstove:	Fireplace: See thru	Garage Size: Barn	Location: Detached
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Interior Walls: Wood/sheet rock	Floors: Hardwood, ceramic, carpet
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Furnishings: none

Other:	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: _ , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	great rm	1	2 areas	X	2	2	room	X		Study
2nd Floor					1	1 master				
Basement										

Remarks: Old meets New - owners took shell of historical Roaring Brook and made new. Great room w/see-thru massive stone fireplace, vaulted ceiling, vast windows, and has formal dining and huge entertainment room blending to the galley kitchen, then blending to the family dining nook then the study and two more bedrooms. Executive flr plan for entertaining. 1st level laundry room, private master bedroom w/'calgon-type' bathroom w/whirlpool. This home is well apointed nestled in the woods with private nat'l pond and the old Porter Estate iron windmill, borders state land, and has deeded boating on Porter Estate beach to enjoy 9 mile Schroon Lake in the Adirondacks. A must see for the executive retreat.