

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

Property Address:	Street: 12 Phoenix Ave State Route 9	City: Schroon	MLS #: 13197
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Directions: I-87 Take exit 27N Route 9 Look for Witherbee Restaurant & Phoenix on Right see sign



Type1: Lakerights Home	Type2:	Price \$: 229,000
Style: Cottage		
Terms:	DP:	Int:
Taxes School: 757.42	Taxes Town: 691,82	
School District: Schroon Lake		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: N/A	Local: Town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic:	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size:	Rd.Frontage:	On:								
Road: Public: _ , Private: Y , Dirt: _ , Paved: Y	Maintained: Association	Logged:								
Water Frontage: Ft.	ON:	Water Rights To:								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200	Location:								
Phone: Y	Cable Avail: _									
Year Built: 1971	Condition: Excellent	Siding: Wood								
Color:	Roof : Asphalt Shingle	Foundation:								
Building Dimensions:	Living Space S/F: 704									
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:								
Walls:	Floor:									
Heating System: Baseboard	Heating Cost :									
Woodstove: Propane	Fireplace:	Garage Size:								
Location:	Interior Walls:	Floors:								
Furnishings:										
Other:	Detectors: Smoke: _ , Carbon Monoxide: _									
Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: Y , Dishwasher: Y , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1	1		2	2		1		Shed
2nd Floor										
Basement										

Remarks: Updated Cottage in Knotty pine Adirondack interior offers lake views from deck. A Must See