

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

Property Address:	Street: 19 Burbank Brook Road	City: Schroon Lake	MLS #: 11504
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Directions: Take Route 9 South from Schroon Lake to Hoffman Road. Take Hoffman Road 5.6 miles to Burbank Brook Road on the right. This is a dirt road that dead ends at the house.



Type1: Pondfront Home	Type2:	Price \$: 279,000
Style: Log Home		
Terms:	DP:	Int:
Taxes School: 463.00	Taxes Town: 755.00	
School District: Schroon Lake		
Deed: yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 8.5 Acre	Local: residential	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal: 500	Drywell: _ Cesspool: _
Location:		
Water: Dug	Ft:	GPM:
Location:		

Lot Size: 10.5 Acres	Rd.Frontage:	On: Burbank Brook Road
Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Private	Logged: no
Water Frontage: Ft.	ON: Burbank Brook	Water Rights To: no
Deeded Docking: no	Beach: no	Subdivision Name: no
Shared With: no	Lot Dues: no	Remarks: stream and small pond(fish included)
Electric: Y	AMP: 200	Location: basement
Year Built: 1991	Condition: very good	Siding: log
Roof : metal	Foundation: Poured	Building Dimensions: 24x28
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling: wood
Heating System: wood,electric,propane	Walls: wood	Floor: wood
Heating Cost :	Woodstove: yes	Fireplace: no
Garage Size: no	Location:	Interior Walls: wood
Floors: wood	Furnishings: no	Other: Old style wood cook stove included
Detectors: Smoke: Y , Carbon Monoxide: Y	Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: Y	

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1	1	1		11/2	1	1	1	
2nd Floor					2					
Basement	cement									

Remarks: This is an authentic log cabin with very rustic features nestled off the road. There is a brook and trout pond near the house and wildlife abounds. The house is on a bluff and is surrounded by trees. The area is secluded yet only 15 minutes from Schroon Lake and 30 minutes from Gore Mountain. Four Wheelers and Snowmobiles welcome.