


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

Property Address:	Street: 132 Donaldson Rd	City: Lake Clear	MLS #: 12901							
Directions: From Saranac Lake, take Rt 86 towards Paul Smiths, turn left onto Rt 186 at Donnelly's Corners, turn left onto Donaldson Rd, continue about 1 mile, watch for sign on property on right side of road.										
	Type1: Acreage less than 10 acres	Type2: Streamfront Camp	Price \$: 60,000							
	Style: Cottage									
	Terms:	DP:	Int:							
	Taxes School: 229.02	Taxes Town: 394.50								
	School District: Saranac Lake									
	Deed: 559/285	Survey:	Abstract:							
	Title Ins:	R.O.W.:								
	Deed Restrictions:	Wetlands:								
	Zoning APA: Pre-existing	Local: Town of Harrietstown								
	Permits/Non-Jurisdictional Letter: _	Sign: Y								
	Comments:									
	Septic: y	Gal:	Drywell: _	Cesspool: _						
	Location: unknown									
	Water: Drilled	Ft:	GPM:							
	Location: right side of house									
Lot Size: .55 acres	Rd.Frontage: 200 ft	On: Donaldson Road								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:								
Water Frontage: Ft.	ON: Twobridge Brook	Water Rights To:								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 120	Location: panel box in garage	Phone: _	Cable Avail: _						
Year Built: 1956	Condition: poor	Siding: wood	Color: yellow							
Roof : comp shingles	Foundation: Pier	Building Dimensions:	Living Space S/F: 1070							
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:	Walls:	Floor:						
Heating System: wood stove			Heating Cost :							
Woodstove: in living room	Fireplace:	Garage Size:	Location: attached							
Interior Walls:		Floors:								
Furnishings:										
Other:			Detectors: Smoke: _ , Carbon Monoxide: _							
Appliances: Refrigerator: _ , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	x	x	x		4	1	x			
2nd Floor										
Basement										
Remarks: house is in poor condition, located on paved dead end road, has small pond behind house, brook runs through property, small pond behind house										