

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

Property Address:	Street: 41 Lake Road	City: Port Kent	MLS #: 10772
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Directions: I-87 Exit 33 to Keeseville, 4-way intersection stay straight until traffic light, take a left to Ausable Chasm, go over bridge and take a right to follow ferrie signs about 3 miles just before RR tracks take a left. About 4 houses on the left. see sign.



Type1: Residential	Type2: Commercial	Price \$: 499,000
Style: Colonial		
Terms:	DP:	Int:
Taxes School: 2337.74	Taxes Town: 2400 +/-	
School District: Keeseville		
Deed: yes	Survey: yes	Abstract: yes
Title Ins:	R.O.W.:	
Deed Restrictions: no	Wetlands: no	
Zoning APA: Hamlet	Local: apa	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments: school district is Keeseville		
Septic: _	Gal: 1500	Drywell: _ Cesspool: _
Location: right side of house		
Water: Drilled	Ft: 90'	GPM: tbd
Location: 2 wells in back of house		

Lot Size: 1.5 +/-	Rd.Frontage:	On: Lake Street
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained:	Logged:

Water Frontage: Ft.	ON:	Water Rights To: public rights on Lake Champlain public beach
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Deeded Docking:	Beach: public beach at foot of hill	Subdivision Name:
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Shared With:	Lot Dues:	Remarks: Beautiful lake views from veranda/porches
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Electric: Y	AMP: 200	Location:	Phone: Y	Cable Avail: Y
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Year Built: 1863	Condition: good	Siding: wood	Color: white
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Roof : shingle	Foundation: Stone	Building Dimensions:	Living Space S/F: 7520
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Windows: Thermo: _ , Storms: Y , Screens: Y	Insulation Type: Fiber	Ceiling: mixed	Walls: mixed	Floor: mixed
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Heating System: hot water/ oil	Heating Cost :
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Woodstove:	Fireplace: Yes (2)	Garage Size: carriage house	Location: out back
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Interior Walls:	Floors:
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Furnishings: None

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

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1	1	2						
2nd Floor					8	3				
Basement										

Remarks: AWESOME LK. CHAMPLAIN & GREEN MT VIEWS, OVER-LOOKING SCENIC FERRY, PUBLIC BEACH AND GOLF COURSE & AMTRAK DEPOT NEXT DOOR. HUGE HOME GREAT FOR B&B OR ESTATE, SOME UPDATING & TLC, HISTORICAL FEATURES (PETER COMSTOCK ORG. OWNER), CARRIAGE BARN & POTTING SHED & GRHSE PLATFORM, LAKEVIEW ONLY, LANDSCAPED YARD, GREAT VISTAS AND LOTS OF ROOMS!