

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

Property Address:	Street: 75 Forest Way	City: Ticonderoga	MLS #: 12449
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Directions: I87 X28 to Route 74 E toward Ti, R on Rt 56 (Old Chilson Road), go approx. 1/4 mile - see RE Signs



Type1: Residential	Type2: Acreage 10 - 75 acres	Price \$: 399,000
Style: Log Home		
Terms: none	DP:	Int:
Taxes School: 1177	Taxes Town: 910 V \$342	
School District: Ticonderoga		
Deed: Yes	Survey: Yes	Abstract: Yes
Title Ins: Yes	R.O.W.: Yes, Forest Way	
Deed Restrictions: Yes	Wetlands: none	
Zoning APA: 8.5 Acre	Local: res	
Permits/Non-Jurisdictional Letter: Y	Sign: Y	
Comments:		
Septic: Y	Gal: 1500	Drywell: _ Cesspool: _
Location: SEof house		
Water: Drilled	Ft: 210	GPM: 10
Location: NW of house		

Lot Size: 10.02 +/-	Rd.Frontage: 500	On: Forest Way
Road: Public: _ , Private: Y , Dirt: Y , Paved: _	Maintained: Association	Logged: no

Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: _	AMP:	Location:	Phone: _	Cable Avail: _
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Year Built: 2005	Condition: Superior - model home	Siding: Log	Color: Nat'l
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Roof : 35 yr architectural shingles	Foundation: Block	Building Dimensions: 24x32	Living Space S/F: 1776
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Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: log and foam	Ceiling: R47	Walls: R30	Floor:
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Heating System: Radiant flr., woodstove	Heating Cost :
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Woodstove: basement	Fireplace: livingroom	Garage Size: none	Location:
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Interior Walls: Log and sheetrock	Floors: Oak & Pine
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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: Y , Satellite: Y

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	12x12	10x12	10x12		12x12	1		16x34	10x32	
2nd Floor					2	1				loft
Basement				24x17			yes			

Remarks: Model home for AdirondackCountryLogHomes.com, superior , condition, agent is relative of owner, awesome Champlain Valley & Lake Champlain views & Green Mtns, private road, hand peeled red pine log throughout, finished walk-out basement, stone fireplace and loft.