

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

Property Address:	Street: Rte. 30	City: Wells	MLS #: 12014
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Directions: Exit 27 of NYS Thruway, drive approx. 40 miles north on Rte.30 to Town of Wells. Just past Welcome to Wells sign take first driveway on right. Look for ADK sign. Drive up approx. 1500 ft.to house.



Type1: Residential	Type2: Commercial	Price \$: 225,000
Style: Traditional		
Terms:	DP:	Int:
Taxes School: 1585.30	Taxes Town: 849.00	
School District: Wells		
Deed: Yes	Survey: Yes	Abstract: Yes
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal: 1000	Drywell: Y Cesspool: _
Location: front of building		
Water: Town	Ft:	GPM:
Location:		

Lot Size: approx 4 acres	Rd.Frontage:	On:		
Road: Public: _ , Private: Y , Dirt: Y , Paved: _	Maintained: Private	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: Y
Year Built: approx. 1960	Condition: very good	Siding: clapboard	Color: beige	
Roof : metal	Foundation: Block	Building Dimensions: 24x70	Living Space S/F: approx.2600	
Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: Fg	Ceiling: sheetrock	Walls: knotty pine	Floor: linoleum/carpet
Heating System: oil hot air			Heating Cost : approx. 700 gals	
Woodstove: yes-insert	Fireplace: yes	Garage Size: 30x30	Location: front of house	
Interior Walls: sheetrock/ knotty pine		Floors: carpet/linoleum		
Furnishings: appliances&washer&dryer				
Other: potential pond with stream on property and old wheel house located on property			Detectors: Smoke: Y , Carbon Monoxide: Y	
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: _ , Dishwasher: _ , Microwave: Y , Satellite: _				

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor		yes			yes	1/2	yes			
2nd Floor	22x26	12x18	12x16		4	2 full	yes		12x25	
Basement										

Remarks: Former Silver Bells Ski Lodge transformed into an Adirondack Chalet - all new inside...with beautiful modern kitchen; large livingroom with large stone fireplace with woodstove insert; four bedrooms; two full baths; a laundry room; huge screened in back porch. A 30 x 30 two car garage with 8' x 10' doors. The old wheel house which ran the lift for the Ski Mountain is on the property and can be used for storage. There is also a potential pond with a babbling brook which runs from it through the property - what a peaceful sound of nature! Completely off Rte 30 for privacy and quiet...yet easily accessible during any season.