

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

Property Address:	Street: 61 Water Street	City: Elizabethtown	MLS #: 12070
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Directions: Intersection of Rt.9 & Water Street, blinking stoplight, in Elizabethtown. Drive north on Water street, # 61 on the right, see RE sign.



Type1: Residential	Type2:	Price \$: 179,500
Style: Cape		
Terms:	DP:	Int:
Taxes School: 1045.46	Taxes Town: 555.26	
School District: Elizabethtown-Lewis		
Deed: y	Survey: y	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: 1000	Drywell: _ Cesspool: _
Location: back		
Water: Town	Ft:	GPM:
Location:		

Lot Size: .6 acres	Rd.Frontage: 91'	On: Water Street
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:

Water Frontage: Ft.	ON:	Water Rights To:
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Deeded Docking:	Beach:	Subdivision Name:
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Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 200	Location: basement	Phone: Y	Cable Avail: Y
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Year Built: 1920, refurbish	Condition: Excellent	Siding: clapboard	Color: white
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Roof : asphalt	Foundation: Stone	Building Dimensions: 21x30	Living Space S/F: 1,118
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Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: fiberglass&foam	Ceiling: fiberglass	Walls: fiberglass&foam	Floor: carpet&congolium
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Heating System: oil-hot water baseboard, propane fireplace	Heating Cost : 1400/yr.
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Woodstove:	Fireplace: propane	Garage Size: 22x22	Location: back of home
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Interior Walls: sheetrock	Floors: carpet, congolium in kitchen
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Furnishings: Home to be partially furnished with tasteful collection plus large jacuzzi on deck, some antique replicas are negotiable

Other: Over \$70,000 of improvements, detached 22'x22' garage, 26'x18'barn with loft, fruit trees Detectors: Smoke: Y , Carbon Monoxide: Y

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	14.5x13	12x14	14x8.5			half		12x14	20x8	20x4.5
2nd Floor					2	full				8x10
Basement	full									

Remarks: Very well maintained home,\$70k of improvements to include, new roof on barn and home and garage, new septic system, stereo system throughout, chimney, insulation, windows, rugs, kitchen appliances, washer&dryer, floor covering, oil furnace, covered deck & jacuzzi, back mini deck and more. All newly redone.