

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

Property Address:	Street: 139 Alder Street	City: Jay	MLS #: 12209
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Directions: From RT. 86 turn onto Ausable Drive, continue through entrance to Ausable Acres, turn left onto Sawmill Road, Turn right onto Alder Street, house is on left.



Type1: Residential	Type2: Acreage less than 10 acres	Price \$: 209,900
Style: Chalet		
Terms:	DP:	Int:
Taxes School: 2224.35	Taxes Town: 1392.14	
School District: Ausable		
Deed: yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Town of Jay	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: y	Gal: 1000	Drywell: _ Cesspool: _
Location: back yard		
Water: Town	Ft:	GPM:
Location:		

Lot Size: .18 acres	Rd.Frontage: 218.5	On: Alder Street
Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged: n/a

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

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 150	Location: in garage on left	Phone: Y	Cable Avail: _
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Year Built: 1969	Condition: very good	Siding: wood	Color: brown
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Roof : composite shingles	Foundation: Poured	Building Dimensions:	Living Space S/F: 1444
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Windows: Thermo: Y , Storms: _ , Screens: _	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System: electric baseboard, wood stove	Heating Cost :
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Woodstove: yes, Vermont	Fireplace:	Garage Size: 1 car	Location: basement
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Interior Walls: knotty pine	Floors: hardwood
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Furnishings: partially furnished

Other: heated sun porch, family room in basement

Detectors: Smoke: Y , Carbon Monoxide: Y

Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: \_ , Microwave: \_ , Satellite: \_

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

Remarks: This property would make a great vacation home or vacation rental. Located within 15 minutes of Whiteface Mt. and 30 minutes from Lake Placid. There is knotty pine walls thru-out, hardwood floors, a Vermont wood stove in great room, a loft w/half bath, a heated sun porch and lots of privacy. Updates were done in 1996 & 2002. Addition built in '02. Replaced triangular windows in great room and new septic in '06. House is being sold partially furnished. includes adjacent lot