

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

Property Address:	Street: 20 Amherst Ave.,	City: Ticonderoga	MLS #: 12207
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Directions: Montcalm St. to Lake George Ave., approx. half mile take left after High School onto Calkins, then first left on Amherst, 1/4 mile on right see ACHR sign.



Type1: Riverrights Camp	Type2: Multi-Family	Price \$: 199,900
Style: Traditional		
Terms:	DP:	Int:
Taxes School: 1,873.00	Taxes Town: 1,971.00	
School District: Ticonderoga		
Deed: yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: t	Gal:	Drywell: _ Cesspool: _
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: .7 acre	Rd.Frontage: 76'	On: Amherst Ave.
Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged:

Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach: town beach near by	Subdivision Name:

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: 1955	Condition: good	Siding: vinyl	Color: white
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Roof : asphalt	Foundation: Block	Building Dimensions: 36x75	Living Space S/F: 3,759
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Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: fiberglass	Ceiling: fiberglass	Walls: fiberglass	Floor:
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Heating System: oil, forced air, three furnaces zoned, 1'st & 2nd floor and apt.	Heating Cost :
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Woodstove: no	Fireplace: closed off	Garage Size: none	Location:
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Interior Walls: sheetrock, plaster	Floors: hardwood, carpet, congolium
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Furnishings:

Other: Beautiful oak staircase and bannasters, Central Air, Fire Alarm System	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: _ , Stove: Y , Washer: Y , Dryer: _ , Dishwasher: Y , Microwave: _ , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	13x17.5	11.5x11	19x11	18x10	3	11.5x7	6x10	33x8	14x14.5	
2nd Floor					5	1.5				8x11
Basement	full									

Remarks: Home easily converted for two family or efficiency apartment on second floor. Private entrance to ground. Sink and plumbing available for kitchenette. Three newer furnaces zoned for first floor, second floor and apt. Home has central air and security fire alarm system. Front porch deck has handicapped accessible ramp. Parking area in back with 24x16 gazebo and storage shed. Walk to school and down town Ticonderoga. Beach and boat launch two miles closeby. Seasonal ferry to Vermont five minutes away.