

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

Property Address:	Street: North end of Page Street	City: Lake Pleasant	MLS #: 12261
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Directions: Take Route 30 to Speculator. At the intersection of Route 8 and Route 30, proceed North on Route 30 3/4 of a mile. Page street is on your left. The house is up the second driveway on your left.



Type1: Residential	Type2:	Price \$: 239,000
Style: Contemporary		
Terms:	DP:	Int:
Taxes School: 1047.43	Taxes Town: 1282.19	
School District: Lake Pleasant		
Deed: YES	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 1.3 Acre	Local: Pre Existing	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal: 1000	Drywell: _ Cesspool: _
Location: Left corner lawn just off porch		
Water: Drilled	Ft:	GPM:
Location: Top of driveway on right hand side. Look for pipe.		

Lot Size: 2.765 Acres as per deed	Rd.Frontage: 150ft	On: Page Street
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: NO
Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP: 200	Location: Breaker box in garage
Year Built: 1993	Condition: Excellent	Siding: Vinyl
Roof : Asphalt Shingle 2 years old	Foundation: Slab	Building Dimensions: 2430 S/F
Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: Fiberglass	Ceiling: Sheet Rock
Heating System: Forced air propane	Heating Cost :	
Woodstove: 2 woodstoves	Fireplace: No	Garage Size: 2 Car
Interior Walls: Sheetrock	Floors: Carpet and wood	
Furnishings: Kitchen appliances, woodstoves, washing machine, dish washer, garage workbench - others may be purchased separately.		
Other: This home also has nice landscaping and an outdoor firepit.		Detectors: Smoke: Y , Carbon Monoxide: _
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: Y , Satellite: Y		

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	14X29	11.5X14	11X13.5		13X12	6X8	1	250 SqFt	160 SqFt	
2nd Floor					4	8X9.5				
Basement				29X13						garage

Remarks: This well cared for home sits on 2.6 acres just outside the Village of Speculator. It has nice landscaping and boasts of space. The home setting is very private, yet close to all amenities. This home has 5 bedrooms and 2 bathrooms. The newly remodeled kitchen is equipped with stainless steel appliances, hardwood floor, and modern lighting. Both bathrooms have also recently been remodeled. You can cozy up on the couch in the living room to a roaring woodstove, while enjoying your very own secluded Adirondack views out the large sliding glass doors, and watch the deer that frequent the yard year-a-round. In addition to all of the extras of this home, there is also a 2 car garage under the house, with yet another woodstove and hearth. The large deck affords some beautiful mountain views for your enjoyment, and not a neighbor in sight! From the home, snowmobile trails can be accessed, and the public beach is less than a mile away.