

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

Property Address:	Street: 3 Church Street	City: Essex	MLS #: 12244
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Directions: I-87, Exit 33. Route 22 South. Turn right at the blinking light (three way stop) after the ferry landing. Turn left onto Elm. Stone home is on your left at the corner of Church and Elm.



Type1: Residential	Type2: Commercial	Price \$: 649,500
Style: N/A		
Terms:	DP:	Int:
Taxes School: 5525	Taxes Town: 3139	
School District: Willsboro		
Deed: Yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Residential	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: P	Gal:	Drywell: _
Cesspool: _	Location: Back yard	
Water: Town	Ft:	GPM:
Location:		

Lot Size: 0.188 acres	Rd.Frontage: 120'+/1	On: Church and Elm Streets
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: n/a

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

Shared With: Lot Dues: Remarks: 1 block from public beach on Lake Champlain

Electric: Y	AMP: 200	Location: Kitchen & Bedroom	Phone: Y	Cable Avail: Y
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Year Built: 1826	Condition: Excellent	Siding:	Color: Nat'l
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Roof : Shingle	Foundation: Stone	Building Dimensions:	Living Space S/F: 3500
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Windows: Thermo: _ , Storms: Y , Screens: Y	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System: McClain, OHW, 3 zones	Heating Cost :
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Woodstove:	Fireplace: Two	Garage Size:	Location:
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Interior Walls: Original Plaster & Stone	Floors: Wood Planking (original)
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Furnishings: negotiable (inquire)

Other: 1 1/2+ exterior stone walls, exposed beams, deep set windows, antique fixtures Detectors: Smoke: Y , Carbon Monoxide: Y

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

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	formal		formal						rear	patio
2nd Floor					3	2				
Basement		Garden		Garden		Garden	Garden	Fourth		terraces

Remarks: This 4 storey/split level Georgian Stone House has been sympathetically restored. Both the formal living room and dining room have open fireplaces. The fourth floor has a master suite, full bathroom, adjoining 5th bedroom/study and roof top deck over looking Lake Champlain and the Green Mountains of Vermont. The country kitchen, family room, 3/4 bathroom and laundry/utility room are on the garden level. Enjoy privacy while sitting on one of the many terraces surrounded by English Gardens.