

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

Property Address:	Street: 3859 NYS Rte 22	City: Willsboro	MLS #: 12269
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Directions: I-87 to exit 33. Follow Route 22 South into Willsboro. You will see the home on your right hand side 3 houses past the Vista de Montana (Mountain View) restaurant.



Type1: Residential	Type2:	Price \$: 86,000
Style: Traditional		
Terms:	DP:	Int:
Taxes School: 594	Taxes Town: 381	
School District: Willsboro		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: N/A	Local: town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal:	Drywell: _
Cesspool: _		
Location: Municipal		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 0.20	Rd.Frontage: 70'	On: NYS Route 22
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained: Town	Logged:
Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP: 200	Location:
Year Built: 1920	Condition: Excellent	Siding: Alum/vinyl
Roof : Asphalt	Foundation: Poured	Building Dimensions:
Windows: Thermo: _ , Storms: Y , Screens: _	Insulation Type:	Ceiling:
Heating System: electric, hook up ready for a monitor to be added	Heating Cost :	
Woodstove: No	Fireplace: No	Garage Size:
Interior Walls:	Floors: carpet	
Furnishings:		
Other:	Detectors: Smoke: Y , Carbon Monoxide: Y	
Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: Y , Microwave: _ , Satellite: _		

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1	1					1	1	
2nd Floor					3	1				
Basement							1			

Remarks: This is a charming 3 bedroom, 1 bath home located in the town of Willsboro. It has a living room, dining room, kitchen and screened in front porch. Enjoy the mountain views from your back deck.