

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

Property Address:	Street: Rt. 8	City: Morehouse	MLS #: 12500
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Directions: from Speculator go west on Rt. 8 for approx 18 miles. look for ADK Homes sign on the left side of Rt.8 Approx. 2 miles past the Bear Path Inn



Type1: Commercial	Type2: Acreage more than 75	Price \$: 349,500
Style: Traditional		
Terms:	DP:	Int:
Taxes School: \$1576	Taxes Town: \$1055	
School District: Poland		
Deed: yes	Survey: no	Abstract: will be
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: some	
Zoning APA: 3.2 Acre	Local: APA	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: y	Gal: 2-1000 gal	Drywell: _ Cesspool: _
Location: right of house		
Water: Drilled	Ft: 130	GPM: 30-40
Location: left of house		

Lot Size: 189 acres/as per deed	Rd.Frontage: 1750ft	On: Rt.8
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged:

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

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 200	Location: basement	Phone: Y	Cable Avail: _
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Year Built: 1993	Condition: excellant	Siding: T1-11	Color:
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Roof : metal	Foundation: Block	Building Dimensions: 28x36	Living Space S/F: 2016
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Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: fiberglass	Ceiling: sheerock	Walls: sheetrock	Floor: carpet
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Heating System: hot water baseboard (LP)	Heating Cost :
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Woodstove: yes	Fireplace:	Garage Size:	Location:
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Interior Walls: sheetrock	Floors: carpet
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Furnishings: washer,dryer,side by side refrigerator/freezer & spare freezer

Other: 2nd house in front needs work,also has outside utility shed, Detectors: Smoke: Y , Carbon Monoxide: Y

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

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	13x23									
2nd Floor		12x36com			2	full		14x16		
Basement							yes			

Remarks: House in excellent shape with lots of acreage to roam with your atv or snomobile; or just go hiking or hunting, etc. Approx.45 minutes to Utica & about 20 minutes to Speculator. Has 2nd house which needs redoing or could be torn down - presently has Craft Shop attached to it.