

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

Property Address:	Street: 324 Allen Hill Road	City: Peru	MLS #: 12631
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Directions: I-87x34,R-RT9N,L Pine St.,L Hill St.,go 2.5m, L Hallock Hill rd, go 2.5M, L Fred Threw Rd., Straight blends into Big Hill Rd, then L Allen Hill See RE Sign



Type1: Residential	Type2: Acreage 10 - 75 acres	Price \$: 98,000
Style: Bungalow		
Terms: None	DP:	Int:
Taxes School: 1000	Taxes Town: 1000	
School District: Peru		
Deed: Executors	Survey: no	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 8.5 Acre	Local: Res	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: P	Gal: unknown	Drywell: _
Cesspool: _	Location:	
Water: Dug	Ft:	GPM:
Location:		

Lot Size: 64	Rd.Frontage: 775	On: allen Hill Road
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: Basement
Phone: Y	Cable Avail: _	
Year Built: 1981	Condition: Good	Siding: Clapboard
Color: Gray	Living Space S/F: 865	
Roof : Shingle	Foundation: Block	Building Dimensions:
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:
Walls:	Floor:	
Heating System: elec/wood/monitor	Heating Cost :	
Woodstove: Kitchen	Fireplace:	Garage Size:
Location:	Floors: lino	
Interior Walls: Sheetrock	Furnishings: none	
Other: Estate Sale AS IS	Detectors: Smoke: _ , Carbon Monoxide: Y	
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: _		

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

Remarks: Country home on elm lined road, fruit trees, fields & wooded, some mtn. views with trimming, lg.front & side yard for family, handicap ramp. Two bedroom, 1 bath, kitchen/dining combo, two porches, rolling terrain and quiet side of popular Peru region (Apple Farm Country) just outside of the City of Plattsburgh.