

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

Property Address:	Street: 12 Conifer Court	City: Schroon Lake, NY 12870	MLS #: 12634
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Directions: Rte. 87 to exit 27, North on Rte. 9 to Charley Hill Rd., left to Pine Lane to end. Take right and 1st right on Conifer. See Sign.



Type1: Residential	Type2: Acreage less than 10 acres	Price \$: 190,000
Style: Cape		
Terms: n/a	DP:	Int:
Taxes School: \$2600 *combined	Taxes Town: *combined	
School District: Schroon Lake		
Deed: yes	Survey: yes	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Residential	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: p	Gal:	Drywell: _ Cesspool: _
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 1.26A	Rd.Frontage: 85 ft	On: Conifer Court								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: n/a								
Water Frontage: Ft.	ON: n/a	Water Rights To: n/a								
Deeded Docking: n/a	Beach: n/a	Subdivision Name:								
Shared With: n/a	Lot Dues:	Remarks:								
Electric: Y	AMP: 200	Location: basement								
Year Built: 2006	Condition: Excellent	Siding: Vinyl								
Roof : Asphalt	Foundation: Poured	Building Dimensions: 44 X 24								
Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: fiberglass	Ceiling:								
Heating System: LP--Hot Air	Heating Cost :									
Woodstove: Propane Gas-Log	Fireplace: none	Garage Size: 2-Car Heated								
Interior Walls: sheetrock	Floors: tile/carpet/vinyl									
Furnishings: Paddle fans										
Other: Underground Utilities		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	x	x	x-area		2	2 full			1	
2nd Floor					2roughin	1roughin				
Basement	full									

Remarks: Beautiful two year new home very well-maintained and landscaped on private cul-du-sac. Two car detached, heated garage, 2 miles from Schroon Lake Village, beach and boat dock. Finish the 2nd floor for two more large bedrooms, bath, walk-in closet. Electrical, plumbing, partitions roughed-in. Underground utilities to the home. Snowmobile trails in back yard, or great hiking during summer, and Gore Mtn skiing 30 min. away, Lake Placid 45 min., wilderness hiking all around. MUST SELL!!