

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

Property Address:	Street: 108 Tamarack Rd.	City: Lake Pleasant	MLS #: 12704
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Directions: From Speculator head west on Rt.8 for approx. 5 miles, turn right on Tamarack Rd. House is the 1st house on the right (dark brown house with detached two car garage), has ADK sign in front.



Type1: Residential	Type2: Acreage 10 - 75 acres	Price \$: 169,000
Style: Traditional		
Terms:	DP:	Int:
Taxes School: \$1043.91	Taxes Town: \$1032.37	
School District: Lake Pleasant		
Deed: yes	Survey: yes	Abstract: will be
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: some	
Zoning APA: 1.3 Acre	Local: Lake Pleasant	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments: house is basically a shell, built very solid		
Septic: y	Gal:	Drywell: _ Cesspool: _
Location:		
Water: Dug	Ft: needs new well	GPM:
Location:		

Lot Size: approx. 20.30 acres/as per deed	Rd.Frontage: 570' & 1130'	On: approx. 570ft. on Rt. 8 & 1130ft. on Tamarack Rd.
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Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: no
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Water Frontage: Ft.	ON:	Water Rights To:
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Deeded Docking:	Beach:	Subdivision Name:
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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: ?	Condition: good	Siding: wood adirondack style	Color: black
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Roof : metal	Foundation: Block	Building Dimensions:	Living Space S/F: 3520
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Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: needs new	Ceiling: needs new	Walls: needs new/paneling	Floor: wood
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Heating System: needs new	Heating Cost : n/a
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Woodstove:	Fireplace:	Garage Size: 20x20	Location: left of house
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Interior Walls: needs new	Floors:
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Furnishings:

Other: Detectors: Smoke: _ , Carbon Monoxide: _

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

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	17'6 x11	15'x19'	12'17'	30'x30'		2= 6x10				12'x21'
2nd Floor					4					
Basement										

Remarks: The structure of this house is built like a fortress, with its massive beams, etc. Looking for someone to come in to remodel and finish the inside. The house has great potential with lots of land.