

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

Property Address:	Street: 1058 US Route 9	City: Schroon Lake	MLS #: 12724
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Directions: I87 X27, N on Route 9, into village. Home on lake side (R) before Stewarts



Type1: Streamfront Home	Type2: Residential	Price \$: 139,000
Style: Traditional		
Terms:	DP:	Int:
Taxes School: 393	Taxes Town: 406	
School District: Schroon Lake		
Deed: yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: N/A	Local: Hamlet	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments: riparian rights on Roger's Brook		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: .37(100'x130'x80'x130')	Rd.Frontage: 100'	On: Route 9 & Young Lane
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged: n/a

Water Frontage: 130 Ft.	ON: Roger's Brook	Water Rights To: Schroon Lake from Young's Lane - no docking
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Deeded Docking:	Beach: public beach w/in walking distance	Subdivision Name:
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Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 100	Location:	Phone: _	Cable Avail: Y
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Year Built: 1888	Condition: poor	Siding: Clapboard	Color: White
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Roof : shingle	Foundation: Stone	Building Dimensions:	Living Space S/F: 2704
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Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type: unknown	Ceiling:	Walls:	Floor:
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Heating System: OHW	Heating Cost : OFF
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Woodstove:	Fireplace:	Garage Size: outbuilding - poor condition	Location:
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Interior Walls: plaster	Floors: wood, vinyl
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Furnishings: none

Other: Chandelier, panel doors & staircase salvagable	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: \_ , Stove: \_ , Washer: \_ , Dryer: \_ , Dishwasher: \_ , Microwave: \_ , Satellite: \_

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	x	x		parlors	4	2				
2nd Floor					4	1				
Basement										

Remarks: Character Home in need of restoration, or demolition (call for estimates). Zoned B-2 (restaurant/lodging & Bar), great commercial lot w/lake views and deeded riparian rights on brook. Use to be a grist mill. Survey terrain map avail to buyer, empire zone qualify. Sold AS IS