

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

Property Address:	Street: 23 Signor Lane	City: Jay	MLS #: 12741
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Directions: From the Jay town center make a left onto NYS Route 86 and drive towards Whiteface Ski Resort. Continue 1 mile and then turn right onto Ausable Drive. Continue 2.5 miles and make left onto Sawmill Drive. Continue 2.0 miles make left onto Signor Lane. The Caggiano home is the second on the left. It is a tan home with green trim and a detached garage.



Type1: Residential	Type2:	Price \$: 220,000
Style: Chalet		
Terms:	DP:	Int:
Taxes School: 1,962	Taxes Town: 1,228	
School District: Ausable		
Deed: Yes	Survey: Find Tax Map Attached	Abstract:
Title Ins: Yes	R.O.W.: Private Driveway	
Deed Restrictions:	Wetlands: None	
Zoning APA: Pre-existing	Local: 1 Acre Minimum	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal: 500	Drywell: Y Cesspool: _
Location: Access under small rock pile at the end of driveway almost under deck		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 1.1+/-	Rd.Frontage: 155'	On: Signor Lane
Road: Public: _ , Private: Y , Dirt: _ , Paved: _	Maintained: Town	Logged: no

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

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP:	Location: laundry room and garage	Phone: Y	Cable Avail: _
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Year Built: 1976	Condition: excellent	Siding: wood	Color: tan, green trim
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Roof : Shingle	Foundation: Poured	Building Dimensions:	Living Space S/F: 1100
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Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: Fiber	Ceiling:	Walls:	Floor:
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Heating System: New as of Fall 2008. High efficiency Heil Propane Forced Hot Air Furnance.	Heating Cost :
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Woodstove: New Jotul in basement	Fireplace: Elegant Avalon Fireplace Insert on main floor	Garage Size: Approximately 400 square feet. Great for one car plus shelves for storage and work bench	Location: Detached within 20' of main house
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Interior Walls: All interior walls are newly renovated tounge and groove knotty pine	Floors: The floors in this home consist of tile, carpet, and hardwood
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Furnishings: none

Other:	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: Y , Satellite: _

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

Remarks: This fully renovated Adirondack Chalet has everything. From a new high efficiency propane furnace to a new septic, and beautiful tongue and groove knotty white pine walls. Located on a quiet road with friendly neighbors this homes residents are surrounded by nature of all kinds and countless recreational opportunities. The west branch of the Ausable River is a 5 minute walk for the avid fly fisherman, Whiteface Ski Resort is a short 10 minute drive, Lake Placid is less than 20 miles away, and there are hiking trails right off of your road. This home is a must see.
(agent/owner)