

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

Property Address:	Street: 785 Silver Lake Road	City: Ausable Forks	MLS #: 12796
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Directions: From Ausable Forks take Silver Lake Rd 3.8 miles to house next to church in Black Brook. From Rt 3 take Alder Brook Rd (near sign for Sugar Bush) 15.2 miles to house on other side of town.



Type1: Acreage less than 10 acres	Type2: Residential	Price \$: 35,000
Style: Traditional		
Terms:	DP:	Int:
Taxes School: 1252.54	Taxes Town: 805.11	
School District: Ausable		
Deed: 452/026	Survey: yes	Abstract:
Title Ins:	R.O.W.: across church parking lot for driveway	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Black Brook	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: y	Gal:	Drywell: _ Cesspool: _
Location:		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: 335x404	Rd.Frontage: 335	On: Silver Lake Road
Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged:

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

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 100	Location: side porch	Phone: Y	Cable Avail: Y
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Year Built: 1900	Condition: poor	Siding: asbestos	Color: white
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Roof : shingle	Foundation: Stone	Building Dimensions:	Living Space S/F: 2112
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Windows: Thermo: _ , Storms: Y , Screens: _	Insulation Type: unknown	Ceiling: mixed	Walls: mixed	Floor: wood
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Heating System:	Heating Cost :
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Woodstove:	Fireplace:	Garage Size:	Location: attached
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Interior Walls:	Floors: wood, w to w, linoleum
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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	x	x	x			x	x		x	
2nd Floor					x	x			x	
Basement										

Remarks: Handy Man Special Being sold As is . Owner very motivated! Has original doors, windows. and woodwork. Kitchen, bathrooms and electrical need updating. Plumbing froze, extent of damage unknown. Garage needs to be rebuilt. Rood needs new shingles. Located 10 miles from Whiteface, 7.8 miles from Silver Lake, 37 minutes from Plattsburgh. Driveway is ROW across church parking lot.