

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

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| Property Address: | Street: 2768 Center Street | City: Moriah | MLS #: 12805 |
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Directions: From Port Henry circle,Rte.9N&22, take left on Broad, go 1.3 miles bearing to the right,(Dugway Rd./Rte.4) At intersection, (Center Rd./Rte.7), make left, drive .2 miles to 2768 Center Rd. on the left. See RE sign.



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|--------------------------------------|------------------|-------------------|
| Type1: Residential | Type2: | Price \$: 124,900 |
| Style: Cottage | | |
| Terms: | DP: | Int: |
| Taxes School: 1858 | Taxes Town: 1445 | |
| School District: Moriah | | |
| Deed: 1518/194 | Survey: | Abstract: |
| Title Ins: | R.O.W.: | |
| Deed Restrictions: | Wetlands: | |
| Zoning APA: Hamlet | Local: town | |
| Permits/Non-Jurisdictional Letter: _ | Sign: Y | |
| Comments: | | |
| Septic: _ | Gal: | Drywell: _ |
| Cesspool: _ | | |
| Location: | | |
| Water: Town | Ft: | GPM: |
| Location: | | |

| | | |
|---|--|--|
| Lot Size: .4 acres | Rd.Frontage: | On: .4 |
| Road: Public: Y , Private: _ , Dirt: _ , Paved: Y | Maintained: County | Logged: |
| Water Frontage: Ft. | ON: | Water Rights To: |
| Deeded Docking: | Beach: | Subdivision Name: |
| Shared With: | Lot Dues: | Remarks: |
| Electric: Y | AMP: 100 | Location: basement |
| Phone: Y | Cable Avail: Y | |
| Year Built: 1939 | Condition: very good | Siding: vinyl/other |
| Color: white | | |
| Roof : asphalt/metal | Foundation: Block | Building Dimensions: |
| Living Space S/F: 1000 | | |
| Windows: Thermo: Y , Storms: Y , Screens: Y | Insulation Type: fiberglass | Ceiling: |
| Walls: | Floor: | |
| Heating System: New oil furnace, hot water base board and radiators. | | Heating Cost : 858.00 |
| Woodstove: yes | Fireplace: | Garage Size: 1 car & storage,24'x14' |
| Location: attached | | |
| Interior Walls: plaster/sheetrock | Floors: hardwood, carpet, congolium,slate tile | |
| Furnishings: | | |
| Other: | | Detectors: Smoke: Y , Carbon Monoxide: Y |
| Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: _ | | |

| Rooms | LIV | KIT | DIN | FAM | BED | BATH | LAUNDRY | DECK | PORCH | OTHER |
|-----------|---------|-------|-------|----------|-----|------|---------|------|-------|-------|
| 1st Floor | 15.5x10 | 7x10 | 10x12 | 9.5x11.5 | | full | | | | 6.5x8 |
| 2nd Floor | | | | | two | | | | | |
| Basement | full | crawl | | | | | | | | |

Remarks: Very well kept home. Very economical with landscaped yard with woods in the back and space on the side. Great starter home, vacation place or excellent for the single person. Wood stove, certified by inspector, is in the new addition of this quaint cottage. 45 min South of Plattsburgh and 15 Min from Vermont.