

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

Property Address:	Street: 5874 Cascade Road	City: Lake Placid	MLS #: 12818
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Directions: Exiting the village, just past the Courtyard by Marriott on left.



Type1: Residential	Type2:	Price \$: 120,000
Style: Cottage		
Terms: cash, conventional	DP:	Int:
Taxes School: 12.92	Taxes Town: 555.37	
School District: Lake Placid		
Deed: yes	Survey: no	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: commercial	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: y	Gal:	Drywell: _
Cesspool: _	Location:	
Water: Town	Ft:	GPM:
Location:		

Lot Size: 55 x 290 x 61 x 320	Rd.Frontage: 55	On: Rte 73, Cascade Rd
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Road: Public: _ , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged:
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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:	Phone: _	Cable Avail: Y
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Year Built: 1920	Condition:	Siding: wood/ clapboard	Color: wht
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Roof : Metal	Foundation: Stone	Building Dimensions:	Living Space S/F: 1000
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Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System: Oil/hot water boiler	Heating Cost :
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Woodstove: yes	Fireplace:	Garage Size: 18 x 20	Location:
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Interior Walls:	Floors:
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Furnishings:

Other:	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	13 x 13	13 x 13.	13 x 13		10 x 18.	7 x 9	x		22.5 x 8	9.5x10
2nd Floor										
Basement										Full

Remarks: This is a residential home on a commercially zoned property in Lake Placid. As is sale for great price. Listing also includes parcels 42.066-8-4.000 and 42.066-8-3.000. Taxes reflect a senior star exemption.