

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

Property Address:	Street: 401 Gilmantown Road, Wells NY 12190	City: Wells	MLS #: 12849
-------------------	---	-------------	--------------

Directions: From Speculator: Turn off at Camp of the Woods and follow South Shore Road (CR 11). Keep Left on Gilmantown Road. This house is exactly 5.7 miles from our Speculator office. From Wells(Rt 30): From the South side of the Bridge/Public Beach in Wells, proceed .3 miles and take a left onto Gilmantown Road. It is exactly 2.7 miles to the house from the intersection of Route 30 and Gilmantown Road. The house will be on your right.



Type1: Residential	Type2: Streamfront Home	Price \$: 214,500
Style: Traditional		
Terms:	DP:	Int:
Taxes School: 1119.97	Taxes Town: 685.01	
School District: Wells		
Deed: Yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: NA	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location: Outside of sunroom in back yard		
Water: Dug	Ft: 40	GPM:
Location: Front of house under wishing well cover		

Lot Size: .29 acre	Rd.Frontage: 135	On: Gilmantown Road
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:

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

Shared With:	Lot Dues:	Remarks:
--------------	-----------	----------

Electric: Y	AMP: 100	Location: In utility/wash room	Phone: Y	Cable Avail: Y
-------------	----------	--------------------------------	----------	----------------

Year Built: 1940 but has be	Condition: Very Good	Siding: Wood	Color: Brown
-----------------------------	----------------------	--------------	--------------

Roof : Metal	Foundation: Slab	Building Dimensions:	Living Space S/F: 1546
--------------	------------------	----------------------	------------------------

Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: Fiberglass	Ceiling:	Walls:	Floor:
---	-----------------------------	----------	--------	--------

Heating System: Propane forced air	Heating Cost :
------------------------------------	----------------

Woodstove:	Fireplace: Yes with propane insert	Garage Size: 25 X 25	Location: Left of house
------------	------------------------------------	----------------------	-------------------------

Interior Walls: Sheetrock	Floors: Wood/ceramic tile/carpet
---------------------------	----------------------------------

Furnishings: Some included the rest negotiable

Other: There is a studio apartment in the garage also

Detectors: Smoke: Y , Carbon Monoxide: Y

Appliances: Refrigerator: \_ , Stove: \_ , Washer: \_ , Dryer: \_ , Dishwasher: \_ , Microwave: \_ , Satellite: \_

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

Remarks: This year around home sits on quaint Gilmantown Road with a small stream meandering through the back yard. Both Charlie Lake and Gilmantown Lake are easily enjoyed from this location as wells as the beach in wells that is only 3 miles away. It has direct access to the NYS Snowmobile trail system and the only ATV trail system in Hamilton County. It is close to 2 downhill ski areas,(Gore Mountain and Oak Mountain) hiking, hunting, fishing, camping, canoeing, and amenities. There are lots and lots of acres of State land to explore in this neck of the woods too! Besides the home, there is a bunkhouse complete with bathroom and full kitchen in the garage. Also there is enough room over the garage to add 2 additional bedrooms if desired.