

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

Property Address:	Street: 342 Blackman Corner Road	City: Mooers Forks	MLS #: 12976
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Directions: 1-87 exit 42, take a left on route 11, follow route 11 through Mooers to Mooers Forks, take a right onto Blackman Corners road, see sign.



Type1: Residential	Type2:	Price \$: 59,000
Style: Farmhouse		
Terms:	DP:	Int:
Taxes School: 1,251	Taxes Town: 778	
School District: Northeast Clinton		
Deed: Yes	Survey: Yes	Abstract:
Title Ins:	R.O.W.: 10'	
Deed Restrictions: No	Wetlands:	
Zoning APA: N/A	Local: Res	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: Y	Gal:	Drywell: _ Cesspool: _
Location: Updates seven years ago		
Water: Drilled	Ft:	GPM:
Location: Shared		

Lot Size: 180' x 75' (1/3 acre)	Rd.Frontage: 180' +	On: 342 Blackman Corner 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: 200	Location: Basement
Year Built: Unknown	Condition: Unknown	Siding: Vinyl, New
Roof : Metal	Foundation: Stone	Building Dimensions:
Windows: Thermo: Y , Storms: Y , Screens: _	Insulation Type:	Ceiling:
Heating System: OHW	Heating Cost :	
Woodstove: N/A	Fireplace: N/A	Garage Size: N/A
Interior Walls: Sheet Rock, Wainscott	Floors: Linoleum	
Furnishings: None		

Other: 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	12 x 18	13 x 20	13 x 20		1	Full			Enclosed	Shed
2nd Floor					4					
Basement										

Remarks: Historical Mooers Forks School House, even has the bell tower (detached) remaining. Solid bones, making this a great first time home for the young family. Could use updating, but definately liveable with updated septic (7 years), new vinyl siding, shared drill well, country kitchen, new enclosed porch, attached shed.