

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

Property Address:	Street: 4009 Route 22, Town of plattsburgh, NY 12901	City: Plattsburgh	MLS #: 13248
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Directions: I-87 Exit 36, Left onto Route 22, 1.2 miles on right See RE Sign



Type1: Acreage less than 10 acres	Type2: Residential	Price \$: 65,000
Style: Farmhouse		
Terms:	DP:	Int:
Taxes School: 1148	Taxes Town: 587.	
School District: Peru		
Deed: yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Plattsburgh	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
		Cesspool: _
Location:		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: .5	Rd.Frontage:	On: State Route 22
Road: Public: _ , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged:
Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: _	AMP:	Location:
		Phone: _
		Cable Avail: _
Year Built: 1880	Condition: needs updates	Siding: Aluminum
		Color: White
Roof : Metal	Foundation: Block	Building Dimensions:
		Living Space S/F: 1032
Windows: Thermo: Y , Storms: _ , Screens: _	Insulation Type:	Ceiling:
		Walls:
		Floor:
Heating System: OHA new in 96		Heating Cost :
Woodstove:	Fireplace:	Garage Size: 1 car detached
		Location:
Interior Walls:	Floors:	
Furnishings:		
Other:		Detectors: Smoke: _ , Carbon Monoxide: _
Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _		

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	20x16	10x17	10x17		10x12	10x8			8x16	
2nd Floor					3					
Basement										

Remarks: nicely landscaped older farmhouse. Needs updating; but basic. close to Plattsburgh ementies and Peru School System. Additional barns on property for storage.