

Agency: Ex. Rt. to Sell	S/A: 0	B/A: 2.75	Status: Expired	MLS #: 13031
Seller: Cahill, Kathy			Phone 1: 518-532-7900	Phone 2: RE0411
Address: 67 Deerwood Trails, Lake Placid, NY 12946				List Date: 2009/09/18
Tax Map: Lake Placid	Sec: 43.0143.0177	Blk: 1	Lots: 10	County: Essex
Exp. Date: 2013/06/28			Tenant(s):	
Listing Agency: Adirondack Country Home Realty Inc.		Phone: 532-7900	Listing Rep: Darleen March	Phone: 532-7009
Showing Instructions: Call Agency for Appt.		Key:	Lockbox Location:	Combo:
Selling Agency:		Sell Price \$:	Contingencies:	
Sold To:		Withdrawn:	Incomplete Show Sell: _	Continue To Show: _
Other:				

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

Property Address:	Street: 67 Deerwood Trail	City: Lake Placid
Directions: I87 X30, Route 73 to Lake Placid, as you get into town, and just before the ski jumps, take a right on River Road, go 1.6 mi take left on Deerwood Trails, go .3 mil - home on Left		



Type1: Residential	Type2:	Price \$: 299,000
Style: Chalet		
Terms: none	DP:	Int:
Taxes School: 21212	Taxes Town: 1475	
School District: Lake Placid		
Deed: Yes	Survey: Yes	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands: none	
Zoning APA: 1.3 Acre	Local: Res	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: y	Gal: 1500	Drywell: _
Cesspool: _	Location: '08, 2 behives, leach, 2 clean outs, holding tank	
Water: Drilled	Ft: 360	GPM: 4.5
Location: '08 new lines, pump down 190'		

Lot Size: 1.8 +/-	Rd.Frontage: 269.3 +/-	On: Deerwood Trail
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: n/a
Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name: Deerwood
Shared With:	Lot Dues:	Remarks: safe neighborhood, upscale
Electric: Y	AMP: 400	Location: Garage & home
Phone: Y	Cable Avail: Y	
Year Built: 1978	Condition: Excellent	Siding: Wood
		Color: Brown w/green trim
Roof : Shingle	Foundation: Block	Building Dimensions:
Living Space S/F: 3600	Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: Fuber
Ceiling:	Walls:	Floor:
Heating System: Electric		Heating Cost : 1325 plus 8 face cords wood
Woodstove: Dining	Fireplace: Livingroom	Garage Size: 2
Location: attached		Interior Walls: Sheet/V Joint Knotty Pine/Panel
Floors: Pine		Furnishings: Some negotiable
Other:		Detectors: Smoke: Y , Carbon Monoxide: Y
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: Y		
Rooms	LIV	KIT
DIN	FAM	BED
BATH	LAUNDRY	DECK
PORCH	OTHER	
1st Floor	great	galley
large		
2nd Floor		
5	1 1/2	9x4.5
Balcony	Balcony	
Basement	Crawl	

Remarks: Lg Adirondack Home nestled in the woods near some great skiing and very private & safe neighborhood. Near the Jack Rabbit Trail, minutes from Whiteface Ski Mountain, 2 mi from Ski Jumps and 4 mi from village fun. Entertain in Adirondack Style, make this your family compound ski house, or raise your family. Famous Olympic Lake Placid is year-round adventure. Easy to heat, as Placid makes its own power.