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Listing # 13207

Listing Agency: Adirondack Country Home Realty Inc.

Phone: 532-7900

<http://www.adirondackcountryhomes.com>

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

Property Address: Street: 168 Watering Tub Road City: Horicon
 Directions: I-87 exit 25 E. on Rt 8 L on Watering Tub Rd See sign!!!

Type1: Residential	Type2:	Price \$: 159,000
Style: Ranch		
Terms:	DP:	Int:
Taxes School: Est Total 2071	Taxes Town: Est Tot 2071	
School District: North Warren		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions: no	Wetlands:	
Zoning APA: 1.3 Acre	Local: town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: 1000+	Drywell: _ Cesspool: _
Location:		
Water: Well Point	Ft:	GPM:
Location:		



Lot Size: 1.1000	Rd.Frontage: 260	On:
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained:	Logged:
Water Frontage: 0 Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP: 200	Location:
Year Built: 1935	Condition: Good	Siding:
Roof : new as of 2005	Foundation:	Building Dimensions:
Living Space S/F: 1152		
Windows:	Insulation Type:	Ceiling:
Thermo: Y , Storms: Y , Screens: Y		Walls: wood sheet rock
Floor: wood		
Heating System:		Heating Cost :
Woodstove: pellet	Fireplace:	Garage Size:
Location:		
Interior Walls:		Floors:
Furnishings:		
Other:		- Detectors:
		Smoke: Y , Carbon Monoxide: Y

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

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

Remarks: Updated & Charming Craftsmanship country setting w/river snowmobile access (town land) across the st. Close to I87 for commuters, wonderful yr vacation or country home in the adirondacks. Quaint loft Bedroom Large Master w/sitting area. Craftsman sunporch built-in patio organic garden, private pond. Lots of Value!!!