



Listing # 13273

Listing Agency: Adirondack Country Home Realty Inc.

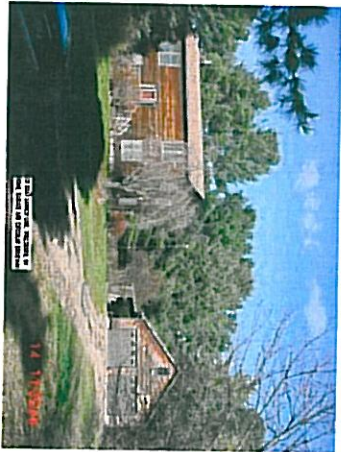
Phone: 532-7900

<http://www.adirondackcountryhomes.com>

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

Property Address: Street: 38 BOAT LAUNCH LANE City: WILLSBORO  
 Directions: FROM RT 22 + FARRELL ROAD TAKE FARRELL ROAD FOR 2/10 MILE, BEAR RIGHT ON POINT ROAD, DRIVE OUT ABOUT 2.4 MILES, TAKE LEFT ON BOAT LAUNCH LANE, DRIVE 1/10 MILE SEE ACHR SIGN ON RIGHT NEAR ONE OF TWO ENTRANCES TO BOAT LAUNCH LANE FROM THIS PROPERTY. HOME HAS CIRCULAR DRIVEWAY.

Type1: Residential	Type2: Acreage less than 10 acres	Price \$:
Style: Split		
Terms: CASH	DP:	Int:
Taxes School: 2645.00	Taxes Town: 890.12	
School District: Willsboro		
Deed:	Survey: YES	Abstract: UNKNOWN
Title Ins:	R.O.W.: N/A	
Deed Restrictions:	Wetlands:	
Zoning A.P.A: 3.2 Acre	Local: WILLSBORO CODE ENFORCEMENT	
Permits/Non-jurisdictional Letter:	Sign: Y	
Comments:	Gal: UNKNOWN	Drywell:
Septic: Y	Location: NORTH SIDE OF HOME	Cesspool:
Water: Town	Fi:	GPM:
Location: FROM THE STREET ABOUT MID LOT IS THE TOWN WATER SHUT OFF		



Lot Size: 6.00 ACRES      Rd. Frontage: 500'      On: BOAT LAUNCH LANE

Road: Public: Y, Private: \_, Dirt: \_, Paved:      Maintained: Town      Logged:

Water Frontage: 0 Ft.      ON:      Water Rights To:

Deeded Docking:      Beach: TOWN BEACH PUBLIC ACCESS      Subdivision Name:

Shared With:      Lot Dues:      Remarks:

Electric: Y      AMP: 200      Location:      Phone: Y      Cable Avail: Y

Year Built: 1992      Condition: GOOD      Siding: CLAPBOARD CEDAR      Color: NATURAL WEATHERING

Roof: ASPHALT (NEW)      Foundation: Slab      Building Dimensions: 24X40      Living Space S/F: 1920

Windows:      Insulation Type: FIBERGLASS      Ceiling: 9      Walls: 6      Floor: 2X12 16 O/C

Thermo: Y, Storms: \_, Screens: \_

Heating System: OIL FIRED HOT WATER      Heating Cost: UNKNOWN

Woodstove: WOODSTOVE      Fireplace: NONE      Garage Size: 24X28      Location:

AVAILABLE      Interior Walls: 2X4      Floors:

Furnishings: NONE BUT WILL INCLUDE WALL TREATMENTS (CURTAINS)

Other: CALL AGENT FOR SHOWING AND ALL OTHER INFORMATION, 518-569-8504, CATHEDRAL CEILING IN KITCHEN AND LIVING / DINING ROOM COMBINATION AREA, WOODSTOVE NEGOTIABLE, MODERN KITCHEN, BASEMENT AND ATTIC SPACE FOR ADDITIONAL STORAGE SPACE      Detectors:      Smoke: Y, Carbon Monoxide: \_

Appliances:

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

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor				15X22	1) 10X15	FULL	9X15	4X7 FRNT	6X15	
2nd Floor	14X16	8X16	SHARED W		2) 11x13	FULL		10X40		STORAGE
Basement										

Remarks: 6 ACRES OF FLAT OPEN AND TREADED LOT, DETACHED 2 CAR GARAGE WITH LARGE OVERHEAD STORAGE AREA, ATTACHED ROOFED AREAS FOR BOAT AND OR OTHER OUTDOOR PRODUCTS, SECOND FLOOR DECK WITH VIEWS OF LAKE, CHAMPLAIN AND MOUNTAINS, FIRST FLOOR ROOFED PATIO GARDEN AREA IN THE BACK YARD WITH GARDEN TOOL SHED, CIRCULAR DRIVEWAY, OUTDOOR LIGHTING, MODERN KITCHEN