

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

Property Address:	Street: 105 Fraternaland Rd, Paradox, NY	City: Paradox	MLS #: 12820
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Directions: From Northwat Exit 28, take Rte 74 east. Turn Right onto Letsonville Rd. Past Post Office take Left onto Fraternaland Rd. About 1 mile see sign for Buck & McGuinness driveway on left. Take driveway to the first drive right.



Type1: Riverfront Camp	Type2: Riverfront Lot	Price \$: 159,000
Style: Camp		
Terms: n/a	DP:	Int:
Taxes School: 628.97	Taxes Town: 1236.81	
School District: Schroon Lake		
Deed: yes	Survey: yes	Abstract:
Title Ins:	R.O.W.: common drive/marina channel	
Deed Restrictions:	Wetlands: yes--along creek	
Zoning APA: Pre-existing	Local: pre-existing	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: y	Gal:	Drywell: _ Cesspool: _
Location: East of existing cabins toward driveway		
Water: Dug	Ft:	GPM:
Location: South of cabins down knoll		

Lot Size: 6.73Acres	Rd.Frontage: 197.9ft	On: Fraternaland Rd
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: n/a
Water Frontage: 287 Ft.	ON: Paradox Creek	Water Rights To: Boat access to Paradox Lake via Creek
Deeded Docking: no	Beach: no	Subdivision Name: n/a
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP: 200	Location: by old chimney
Year Built: 1950	Condition: satisfactory	Siding: wood
Roof : Tin	Foundation: Pier	Building Dimensions: 12x20,10x18,8x8
Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling: Walls: Floor:
Heating System: none	Heating Cost :	
Woodstove:	Fireplace:	Garage Size: Barn-26x25
Interior Walls:	Floors:	
Furnishings:		
Other: Detectors: Smoke: _ , Carbon Monoxide: _		
Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _		

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	Cabin1:	12x20								
2nd Floor	Cabin2:	10x18								
Basement	Shed:	8x8	Barn:	25x26						

Remarks: With Boat Access to Paradox Lake via Paradox Creek, this property has all the charm of an old-time "roughing it" Adirondack Mountain Summer Camp, but with the potential for building a modern year-round home. There are two seasonal cabins, a storage shed, and a large restored barn. The property has a dug well with running water and a septic system in place. Located on 6.7+ acres with 286' frontage on Paradox Creek, the property is only a stones throw by boat from Paradox Lake via the creek. A mixture of woods and clearings, the parcel offers a nice setting to enjoy as is, or to build on in the future. View the beautiful sunsets from the creek side clearing, where there is a marina channel to the creek, offering access to and views of Paradox Lake to the west. Boat, kayak or fish from your own waterfront property. Located on a paved town-maintained road, the property offers easy access to I-87 at exit 28, only an hour and a half from Albany.