

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

Property Address:	Street: 364 River Road	City: Saranac	MLS #: 12979
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Directions: From Plattsburgh take rt 3, turn right onto River Road just before Riverview, house will be on left at end of road, look for sign. From Saranac Lake take rt 3 towards Plattsburgh, in Riverview take left turn onto River Road, go left at bend in road, look for sign.



Type1: Riverfront Home	Type2: Acreage less than 10 acres	Price \$: 169,900
Style: N/A		
Terms: cash, conventional	DP:	Int:
Taxes School: 586.23	Taxes Town: 516.50	
School District: Saranac		
Deed: 2005-185397	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 8.5 Acre	Local: Saranac, Black Brook	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments: can be shown anytime		
Septic: y	Gal: 1000	Drywell: _ Cesspool: _
Location: right side of house		
Water: Drilled	Ft:	GPM:
Location: back of house		

Lot Size: 180 x 225	Rd.Frontage: 180	On: River Road
Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged:

Water Frontage: 180 Ft.	ON: Saranac River	Water Rights To:
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Deeded Docking:	Beach:	Subdivision Name:
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Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 100	Location:	Phone: Y	Cable Avail: _
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Year Built: 1830	Condition: very good	Siding: t 1-11	Color: wood
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Roof : metal	Foundation: Stone	Building Dimensions:	Living Space S/F: 3700
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Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System: wood furnace heats hot water, back up oil and boiler	Heating Cost :
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Woodstove:	Fireplace:	Garage Size:	Location:
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Interior Walls: sheet rock and wood	Floors: hard wood, wide plank, laminate, tile, slate, vinyl
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Furnishings:

Other: Detectors: Smoke: Y , Carbon Monoxide: Y

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

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	13'2 x13	13'x11'4	11'3 x11		13'3 x13	5'x8'10	7'4 x9'9			10'x12'7
2nd Floor	13'2 x13	13'5x13'	14'11x11		13'2 x13	6'6x10'	37 x8.5			35.1x19
Basement										

Remarks: First floor is vacation rental, history available. Second floor is owner's residence and is done in Adirondack rustic. House has been totally renovated with new wiring, plumbing, new flooring, new or refurbished lighting, and replacement windows. Master bedroom is entire length of house, has new floors, walls and ceilings, two walk-in closets, Jacuzzi tub. Kitchen has bamboo flooring, new perimeter drain was installed. outdoor wood boiler, new hotwater boiler in basement.