

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

Property Address:	Street: 2344 State route 8	City: Lake Pleasant	MLS #: 12898
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Directions: From the four corners in Speculator, proceed approximately 5 miles west on Route 8. House will be on left hand side of Route 8, look for sign.



Type1: Residential	Type2:	Price \$: 169,000
Style: Traditional		
Terms:	DP:	Int:
Taxes School: 934.68	Taxes Town: 972.59	
School District: Lake Pleasant		
Deed: Yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:		Wetlands:
Zoning APA: 1.3 Acre	Local: PER LOCAL JURISDICTION	
Permits/Non-Jurisdictional Letter: _		Sign: Y
Comments:		
Septic:	Gal:	Drywell: _
Cesspool: _		
Location:		
Water:	Ft:	GPM:
Location:		

Lot Size: 1.62 AC	Rd.Frontage: 300 FEET	On: ROUTE 8
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained: County	Logged:

Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP: 150	Location: Basement	Phone: Y	Cable Avail: _
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Year Built: 1960/1995 remod	Condition: good	Siding: Vinyl	Color: Blue
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Roof : Metal	Foundation: Stone	Building Dimensions: 42'x40'	Living Space S/F: 3360
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Windows: Thermo: Y , Storms: _ , Screens: Y	Insulation Type: Fiberglass	Ceiling:	Walls:	Floor:
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Heating System: Propane furnace/woodstove	Heating Cost : \$1000.00/yr
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Woodstove: Yes 22 log	Fireplace:	Garage Size: n/a	Location:
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Interior Walls: Sheetrock	Floors: Vinyl, Hardwood
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Furnishings: some

Other:	Detectors: Smoke: _ , Carbon Monoxide: _
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Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1			1	1			2	
2nd Floor					3	1				
Basement							1			

Remarks: This beautiful home on Route 8 has a great location for those looking to start again in the Adirondacks. Only 5 miles from the village of Speculator, home has been remodeled, and has many new upgrades. Must see the mountain views to appreciate. Attractively priced at \$169,000.00