


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

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|---|--------------------------------------|-----------------------|--|------------------------|-----|------|---------|------|-------|-------|
| Property Address: | Street: Beaver Pond Road | City: Horicon | MLS #: 11954 | | | | | | | |
| Directions: I87 X25, E on Rt. 8, L on Valentine Pond Rd., R on Johnson, turn on Beaver Pond Road, head east past pond. See RE sign. | | | | | | | | | | |
|  | Type1: Acreage 10 - 75 acres | | Type2: | | | | | | | |
| | Price \$: 159,900 | | | | | | | | | |
| | Style: N/A | | | | | | | | | |
| | Terms: AVAILABLE (tbd by parties) | | | DP: Int: | | | | | | |
| | Taxes School: 530 | | Taxes Town: 330 | | | | | | | |
| | School District: North Warren | | | | | | | | | |
| | Deed: Yes | | Survey: nO Abstract: | | | | | | | |
| | Title Ins: Yes | | R.O.W.: | | | | | | | |
| | Deed Restrictions: | | Wetlands: | | | | | | | |
| | Zoning APA: 42.7 Acre | | Local: Res | | | | | | | |
| | Permits/Non-Jurisdictional Letter: _ | | | Sign: Y | | | | | | |
| | Comments: | | | | | | | | | |
| | Septic: N | | Gal: | Drywell: _ Cesspool: _ | | | | | | |
| | Location: | | | | | | | | | |
| | Water: None | | Ft: | GPM: | | | | | | |
| Location: | | | | | | | | | | |
| Lot Size: 67.56 +/- | | Rd.Frontage: 1480 +/- | On: Beaver Pond Road | | | | | | | |
| Road: Public: _ , Private: _ , Dirt: _ , Paved: _ | | Maintained: Town | Logged: Yes, selectively 2007 | | | | | | | |
| Water Frontage: Ft. | | ON: | Water Rights To: | | | | | | | |
| Deeded Docking: | | Beach: | Subdivision Name: | | | | | | | |
| Shared With: | | Lot Dues: | Remarks: | | | | | | | |
| Electric: Y | AMP: | Location: at road | | | | | | | | |
| Phone: Y | | Cable Avail: _ | | | | | | | | |
| Year Built: | | Condition: | Siding: Color: | | | | | | | |
| Roof : | | Foundation: | Building Dimensions: Living Space S/F: 0 | | | | | | | |
| Windows: Thermo: _ , Storms: _ , Screens: _ | | Insulation Type: | Ceiling: Walls: Floor: | | | | | | | |
| Heating System: | | | Heating Cost : | | | | | | | |
| Woodstove: | | Fireplace: | Garage Size: Location: | | | | | | | |
| 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 | | | | | | | | | | |
| 2nd Floor | | | | | | | | | | |
| Basement | | | | | | | | | | |
| Remarks: Nicely wooded, several choice home sites, property rises in rear to some fantastic views of lake and mountains (great for a private lean tu hunting site), BORDERS STATE LAND. New upscale homes being built just west of the property. Public boat launch in Horicon for Schroon Lake nearby, as well as Brant Lake and Lake George, zoned 42.7 acres (resource mgt) so you'll always have privacy. Hike Park Mtn. in the Pharoh Wilderness. Hikers paradise! | | | | | | | | | | |