

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

Property Address:	Street: 18 Leland Ave.	City: Schroon Lake	MLS #: 12337
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Directions: From Main Street, in the heart of Schroon Lake village, take Leland Ave. About 300 yds on the right. Across from town hall.



Type1: Multi-Family	Type2: Residential	Price \$: 575,000
Style: Colonial		
Terms:	DP:	Int:
Taxes School: 1,900	Taxes Town: 2,000	
School District: Schroon Lake		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions: no	Wetlands:	
Zoning APA: Hamlet	Local: town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: .44 acres	Rd.Frontage: 136	On: Leland Ave.
Road: Public: Y , Private: _ , Dirt: Y , Paved: Y	Maintained:	Logged:
Water Frontage: Ft.	ON:	Water Rights To: public beach
Deeded Docking:	Beach: Few hundred yards away	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP: 200	Location:
Year Built: 1917	Condition: Excellent	Siding: Wood/Clapboard
Color: Multi-colored	Roof : Composition Shingle	Foundation: Block
Building Dimensions:	Living Space S/F: 3,700	
Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: fiberglass	Ceiling: fiberglass
Walls: fiberglass	Floor:	
Heating System: Oil , hot water baseboard, 5 zones, propane, 3 fire places	Heating Cost :	
Woodstove: propane stove	Fireplace: 3	Garage Size: 3 car
Location: attached	Interior Walls: sheetrock	
Floors: refinished oak, carpet, congoleum		
Furnishings: Nine bed , six bath home is fully furnished with beautiful antique restorations, colorful carpets, draperies and much more.		
Other: Home totally remodeled, new heating system, electric, floors, windows, roof, bathrooms, Detectors: Smoke: Y , Carbon Monoxide: Y		
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: Y , Satellite: _		
Rooms	LIV	KIT
DIN	FAM	BED
BATH	LAUNDRY	DECK
PORCH	OTHER	
1st Floor	13x16	8x13
formal	13x14	22x11
2nd Floor		7
		4
Basement		

Remarks: This turn key home, multi family or B&B has been totally remodeled. It is truly a unique Victorian with a butterfly design . Completely furnished with antique restorations, colorful carpets & accessories. Six new bathrooms,three bedrooms are suites,many with lake views. Beach,tennis courts, park and quaint shopping and dining only a minutes walk away. Check out their successful web site, www.warrensinnsl.com