

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

Property Address:	Street: 2022 State Route 9	City: Lake George, NY	MLS #: 13181
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Directions: From South: I-87 to Exit 21, right on Rt.9N then right on Rt.9 South, 1/10 mi. on left From North: I-87 to Exit 21, left on Rt.9N, then right on Rt.9 South, 1/10 mi. on left



Type1: Commercial	Type2: Residential	Price \$: 595,000
Style: Log Home		
Terms:	DP:	Int:
Taxes School: \$1863	Taxes Town: \$493	
School District: Lake George		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: Town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: 1250	Drywell: _
Cesspool: _		
Location: Side yard		
Water: Drilled	Ft:	GPM:
Location: back yard		

Lot Size: 200x125	Rd.Frontage: 200	On: Route 9
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged:
Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP: 200	Location: Basement
Year Built: 1975	Condition: good	Siding: Log
Roof : Arch. Asphalt Shingle	Foundation: Block	Building Dimensions:
Windows: Thermo: Y , Storms: _ , Screens: _	Insulation Type: Rigid foam	Ceiling: R-38
Heating System: Oil , hot water baseboard	Heating Cost :	
Woodstove:	Fireplace: Full stone woodburning	Garage Size: 48x24 log with attic storage
Interior Walls: 2x4 sheetrock and pine T&G	Floors: pine plank	
Furnishings: Negotiable		
Other:	Detectors: Smoke: _ , 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	1	1			2	1		1	2	
2nd Floor					2	1				
Basement							1			1

Remarks: Hi visibility traffic location for new, existing or home based business. Hand-peeled log home with spacious garage/workshop and almost finished basement. Manicured lawns and plenty of parking.