

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

Property Address:	Street: 51 Essex Drive	City: Schroon Lake	MLS #: 11748
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Directions: I-87 X26, N on Rt 9, L on Glendale Rd., L on East Shore, R on Redwing Road, R on Essex Dr. property on right at gate.



Type1: Lakefront Home	Type2:	Price \$: 899,000
Style: Log Home		
Terms:	DP:	Int:
Taxes School: 5500	Taxes Town: 5500	
School District: Schroon Lake		
Deed: yes	Survey: in progress	Abstract: yes
Title Ins: yes	R.O.W.: common drive	
Deed Restrictions:	Wetlands:	
Zoning APA: 1.3 Acre	Local: Residential	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments: subdividable for 1 more l/f parcel		
Septic: Y	Gal:	Drywell: _ Cesspool: _
Location: N side of home		
Water: Drilled	Ft: 357	GPM:
Location: S side of home		

Lot Size: 4.8 +/- *	Rd.Frontage: 200 +/-	On: Adirondack Road
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Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: n/a
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Water Frontage: 225 Ft.	ON: Schroon Lake	Water Rights To:
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Deeded Docking: Yes	Beach:	Subdivision Name:
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Shared With:	Lot Dues:	Remarks: borders state land
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Electric: Y	AMP: 200	Location:	Phone: Y	Cable Avail: Y
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Year Built: 1988	Condition: Very Good	Siding: D Log home	Color: Nat'l
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Roof : Shingle	Foundation: Poured	Building Dimensions:	Living Space S/F: 4000
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Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: fiber	Ceiling: fiber	Walls:	Floor: fiber
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Heating System: OHW	Heating Cost :
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Woodstove: Granite	Fireplace:	Garage Size: snowmobile shed	Location:
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Interior Walls: Log	Floors: Wall-to-wall, ceramic tile
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Furnishings: generator auto transfer - propane, hot tub

Other: wood shed, paved driveway	Detectors: Smoke: Y , Carbon Monoxide: Y
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Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: Y , Satellite: Y

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	40x18	20x17	area	20x20	15x17	17x9	9x9	wrap		
2nd Floor					2	full				
Basement				20x30				deck		studio

Remarks: Executive l/f log home w/225+/- shore on Schroon Lake's eastern shores, island kitchen, greatroom, master brdm w/bathroom, wrap-around deck w/ hot tub, garden shed, great room, paved drive, executive flairs, French doors, equipped kitchen /w walk-in pantry, D 8 log custom built. Agent/owner. Assessed \$1.1M - instant equity