

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

Property Address:	Street: 0 Bridge Road	City: Crown Point	MLS #: 12887
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Directions: Rte. 9 & 22 north from Crown Point to Bridge Road toward Vermont. About 2.5 miles on Bridge Road on the right. Look for ACHR sign.



Type1: Lakefront Lot	Type2:	Price \$: 219,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: 792	Taxes Town: 547	
School District: Crown Point		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: town	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments: APA permit in place for single family dwelling		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water:	Ft:	GPM:
Location:		

Lot Size: 3.5 acres	Rd.Frontage: 184	On:
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: County	Logged:
Water Frontage: 200 Ft.	ON: Lake Champlain	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP:	Location:
Year Built:	Condition:	Siding:
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: Water front lot on Lake Champlain. Cleared road to lake. Two cleared areas make nice building lots. Cleared areas and wooded. Seasonal stream runs along north side of property and into the middle at the back of property. Much can be done with this 3.5 acre property to make it a beautiful lake front retreat or your full time home in the Champlain Valley.