

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

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| Property Address: | Street: Rte. 8 | City: Arietta | MLS #: 12906 |
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Directions: Take Rte. 8 west from Speculator four corners approx. 10 miles. Look for ADK signs on the right. (just before Higgins Bay Rd.)



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|--------------------------------------|------------------------|------------------------|
| Type1: Lakefront Camp | Type2: | Price \$: 390,000 |
| Style: Camp | | |
| Terms: | DP: | Int: |
| Taxes School: 724 | Taxes Town: 1422 | |
| School District: Piseco | | |
| Deed: Yes | Survey: Yes | Abstract: Yes |
| Title Ins: | R.O.W.: | |
| Deed Restrictions: | Wetlands: | |
| Zoning APA: Pre-existing | Local: Town of Arietta | |
| Permits/Non-Jurisdictional Letter: _ | Sign: Y | |
| Comments: | | |
| Septic: Y | Gal: | Drywell: _ Cesspool: _ |
| Location: | | |
| Water: Drilled | Ft: 500 | GPM: |
| Location: above house | | |

| | | | | | | | | | | |
|---|------------------------------|---|--|------------------------------|---------|-------|---------|---------|-------|---------|
| Lot Size: 3.02 Acres | Rd.Frontage: | On: | | | | | | | | |
| Road: Public: _ , Private: Y , Dirt: Y , Paved: Y | Maintained: Private | Logged: | | | | | | | | |
| Water Frontage: 100 Ft. | ON: Piseco Lake | Water Rights To: | | | | | | | | |
| Deeded Docking: | Beach: | Subdivision Name: | | | | | | | | |
| Shared With: | Lot Dues: | Remarks: | | | | | | | | |
| Electric: Y | AMP: | Location: | Phone: Y | Cable Avail: _ | | | | | | |
| Year Built: 1974 | Condition: Excellent | Siding: Adirondack Siding | Color: Brown | | | | | | | |
| Roof : Green Metal | Foundation: Block | Building Dimensions: 24x32 | Living Space S/F: 1600 | | | | | | | |
| Windows: Thermo: _ , Storms: _ , Screens: Y | Insulation Type: Fiber Glass | Ceiling: Paneling and Sheetrock | Walls: Paneling | Floor: Linoleum and Carpeted | | | | | | |
| Heating System: Electric heat | | | Heating Cost : | | | | | | | |
| Woodstove: None/but chimney in place | Fireplace: no | Garage Size: none | Location: | | | | | | | |
| Interior Walls: Paneling | | Floors: Linoleum, Carpeted, Painted Plywood | | | | | | | | |
| Furnishings: All furishings in camp are included in sale | | | | | | | | | | |
| Other: Adirondack Lean-To built on the property | | | Detectors: Smoke: Y , Carbon Monoxide: Y | | | | | | | |
| Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: Y , Satellite: _ | | | | | | | | | | |
| Rooms | LIV | KIT | DIN | FAM | BED | BATH | LAUNDRY | DECK | PORCH | OTHER |
| 1st Floor | 12 x 18 | 12 x 9 | 12 x 9 | | 12 x 12 | 8 x 5 | | 10 X 25 | | |
| 2nd Floor | | | | | two | half | | | | |
| Basement | | | | | | | | | | storage |

Remarks: All camp furnishings are included in the sale of the camp. Also included: Aluminum boat dock, brand new 8 x 8 wooden floating dock. The camp has a 9 x 12 deck on the water as well as a 10 x 25 deck attached to the house. The Adirondack Lean To is half way to the lake from the house and has a large fire pit in front of it.