

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

Property Address:	Street: 1793 Lake Shore Road		City: Essex	MLS #: 13262						
Directions: I-87 Exit 31, Right 9N .01, Left CR-59 2.6, Right to CR-8 .01, continue CR 8 will become Rt 22 3.9 miles, Right CR55 2.9 miles, take a slight Left on Lake Shore Road .02 miles. See										
	Type1: Lakefront Home		Type2: Acreage less than 10 acres	Price \$: 454,000						
	Style: Cottage									
	Terms:			DP:	Int:					
	Taxes School: 3620.82		Taxes Town: 1253.12							
	School District: Willsboro									
	Deed: yes		Survey:		Abstract:					
	Title Ins:		R.O.W.:							
	Deed Restrictions:			Wetlands:						
	Zoning APA: Pre-existing		Local: R							
	Permits/Non-Jurisdictional Letter: _			Sign: N						
	Comments:									
	Septic: p		Gal:		Drywell: _	Cesspool: _				
	Location:									
	Water: Drilled		Ft: 300+		GPM:					
	Location: back of home									
Lot Size: 1.5		Rd.Frontage: 108		On: Lake Shore Road						
Road: Public: Y , Private: _ , Dirt: _ , Paved: _		Maintained: Town		Logged:						
Water Frontage: 120 Ft.		ON: Lake Champlain		Water Rights To:						
Deeded Docking:		Beach:		Subdivision Name:						
Shared With:		Lot Dues:		Remarks:						
Electric: Y		AMP: 200		Location: Basement						
Phone: Y		Cable Avail: _								
Year Built: 1903		Condition: good		Siding: wood shakes / clapboard	Color: Red					
Roof : asphalt/ metal		Foundation: Block		Building Dimensions:		Living Space S/F: 1,600				
Windows: Thermo: _ , Storms: _ , Screens: _		Insulation Type: Fiber		Ceiling: tile / wood		Walls: sheetrock	Floor: hard wood/carpet			
Heating System: Hot water/ cast iron (Radiant Heat)				Heating Cost :						
Woodstove:		Fireplace:		Garage Size:		Location:				
Interior Walls:				Floors:						
Furnishings: Stove, Refrigerator, Washer, Dryer included. Other Furnishings are Negotiable.										
Other: Restored 1800's bunk house, one room cabin				Detectors: Smoke: Y , Carbon Monoxide: Y						
Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	22x11	12x14	12x14		8x10	1/2	x		Enclosed	
2nd Floor					16x10	8x6				
Basement										
Remarks: yr cottage in beautiful setting, with scenic views of Lake Champlain, 120ft. private waterfront directly across Lakeshore Road, Professionally landscaped. Easy commute to Burlington, VT within 2.5 miles ferry Owner says sell - will include \$2K towards closing cost, 1)yr of lawn care, metal-trussed dock & canoe.										