

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

Property Address:	Street: 51a Essex Drive	City: Schroon Lake	MLS #: 13306
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Directions: I87, X26, L off ramp (Valley Farm Rd), L on Rt 9, R on Glendale Rd, L on E. Shore Drive (go 4+mil), L on Red Wing Road, L on Essex Drive. See wooden gate



Type1: Lakefront Lot	Type2: Acreage less than 10 acres	Price \$: 199,900
Style: N/A		
Terms:	DP:	Int:
Taxes School: 1700	Taxes Town: 1700	
School District: Schroon Lake		
Deed: yes	Survey: yes	Abstract:
Title Ins:	R.O.W.: Essex Dr	
Deed Restrictions:	Wetlands: no	
Zoning APA: 1.3 Acre	Local: Res	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal:	Drywell: _
Cesspool: _		
Location:		
Water: None	Ft:	GPM:
Location:		

Lot Size: 2.8+/-	Rd.Frontage: 500	On: Adirondack Road
Road: Public: Y , Private: _ , Dirt: Y , Paved: _	Maintained: Town	Logged: no
Water Frontage: 87 Ft.	ON: Schroon Lake	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP:	Location: roadside
Phone: Y	Cable Avail: _	
Year Built:	Condition:	Siding:
Color:		
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: 87'+/- rocking shoreline on beautiful Schroon Lake, this newly subdivided parcel has the site plan in place for building on the knoll to afford one of the best panoramic lake & mountain view range on Schroon Lake. Also, building site is gently sloping for easy winter access driveway (other local homes have steep driveways in this part of the lake). Gore Mountain Ski Center is just 15+ minutes away and Whiteface Ski Mountain about 40 minutes. This lot is a great location for a summer/winter vacation home. Schroon Lake is a 9+ mile motorized lake conveniently located off Exit 26/27/28 of Interstate 87 (approximately 1 1/2 hours from our Capital City Albany). Amenities include: Surveyed, site plan in place, 500' road frontage, adjoins state land across road, Essex Drive ROW on property for neighbors and shared paved driveway, broker owned, electrical/telephone utilities at road. Originally part of the historical Red Wing Girl Scouts Camp.