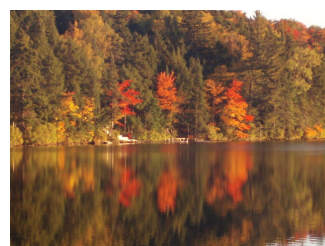


MLS #: R158346A (Active) List Price: \$134,900**155 Eagle Pond Road Duane, NY 12953**

Property Features

STYLE: Bungalow, Cabin, Camp

STORIES: 1 Story

BEDROOMS: 1

FULL BATHS: 1

HALF BATHS: 0

YEAR BUILT: 1976

APX TOTAL SQFT: 950

FIN ABOVE GRADE SQFT: 950

FIN BELOW GRADE SQFT: 0

FIREPLACES: 0

TOWN: Duane

SUBDIVISION: None

COUNTY: Franklin

SCHOOL DISTRICT: MALONE

AREA: Town of Malone, Bangor, Constable, Trout River

LOT DIMENSIONS:

APX ACREAGE: 0.69

WATERFRONT: Yes

EXTERIOR: Vinyl

ROOF: Asphalt Shingle

BASEMENT/FOUNDATION: Pier & Beam

GARAGE/CARPORT: No Garage

WATER HEATER: Electric

HEATING: Electric Baseboard, Wood Stove

A/C/COOLING: None

ELECTRIC: 100 Amps

WATER/SEWER/GAS: Well Point, Septic

ROAD/LOT DESCRIPTION: Gravel, ROW, View-Water

WATERFRONT INFO: Lake, Pond

VIEWS: Lake, Pond, Wooded

FIREPLACE: Wood Stove

APPLIANCES: Carbon Monoxide Detector, Clothes Washer,

Clothes Dryer, Microwave, Range/Oven-Electric, Refrigerator

EXTERIOR FEATURES: Barn/Shed, Deck, Gas Grill, Gravel Drive, Storage Shed

UNIT LOCATION: None/Residential

HOA INCL/AMENITIES: Nothing Included

DOCUMENTS/EXEMPTIONS: Deed, Lead Paint, Property Condition

ZONING: Residential

REMARKS: Sweet & charming camp renovated in 2012 with 'bright & airy' in mind (redos - windows, siding, roof, doors, deck, plumbing & water heater). Resting on the gentle shores of non-motorized and QUIET Eagle Pond. Owner financing available & most furnishings included. Fishing (pike, bass, trout) and kayaking (trolling motor ok). Located on dead-end road to the end. Only 11 camps on this private road

