



Listing # 13532

Listing Agency: Adirondack Country Home Realty Inc.

Phone: 532-7900

<http://www.adirondackcountryhomes.com>

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

Property Address: Street: 22 Oak Street City: Willsboro  
 Directions: 187 exit 33. South on RT22 into Willsboro. Left on Farrell Rd, straight to stop sign. Left on Point Rd. Left on Frisbee. Right on Oak. Property on Right.



Type1: Lakerights Home	Type2: Lakerights Camp	Price \$: 69,900
Style: Mobile Home		
Terms:	DP:	Int:
Taxes School: 0	Taxes Town: 220.	
School District: Willsboro		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: N/A	Local: Residential	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: _	Gal: _	Drywell: _ Cesspool: _
Location:		
Water: Town	Ft:	GPM:
Location:		

Lot Size: 0.40	Rd.Frontage:	On:								
Road: Public: Y , Private: _ , Dirt: _ , Paved:	Maintained: Town	Logged:								
Water Frontage: 0 Ft.	ON: Lake Champlain	Water Rights To: Lake Champlain								
Deeded Docking:	Beach: Buena Vista	Subdivision Name: Buena Vista Park								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 100	Location:								
Year Built: 1999	Condition: good	Siding: Vinyl								
Color: yellow										
Roof : shingle	Foundation: Stone	Building Dimensions:								
Living Space S/F: 1200										
Windows:	Insulation Type:	Ceiling:								
Thermo: _ , Storms: _ , Screens: _		Walls:								
		Floor:								
Heating System: oil hot air, propane hot air	Heating Cost :									
Woodstove:	Fireplace:	Garage Size: 1 car								
		Location:								
Interior Walls:	Floors:									
Furnishings:										
Other:		Detectors:								
		Smoke: Y , Carbon Monoxide: Y								
Appliances:										
Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: _ , Satellite: _										
<b>Rooms</b>	<b>LIV</b>	<b>KIT</b>	<b>DIN</b>	<b>FAM</b>	<b>BED</b>	<b>BATH</b>	<b>LAUNDRY</b>	<b>DECK</b>	<b>PORCH</b>	<b>OTHER</b>
<b>1st Floor</b>	13.4x16	13.4x14		11.4x14	13.4x11	13.4x8				
<b>2nd Floor</b>										
<b>Basement</b>										

Remarks: Easy to show & priced to sell, move in ready 2 or 3 bedroom, 2 bath well maintained year round home on Willsboro Point in Buena Vista Park. Vaulted ceilings, skylights, walk in closets, upgraded appliances, central air, paved driveway to oversized garage & more. Deeded lake rights for enjoyment of all that Lake Champlain has to offer. Convenient to beach, marinas, golfing, fishing, hiking as well as Lake Placid. Montreal & Ferry to Vermont. Come & experience the peace of North County living!

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