

MLS #: R156537A (Active) List Price: \$275,000

12 Bolivar Street Port Kent, NY 12975



STYLE: Colonial
STORIES: 2 Story
BEDROOMS: 8
FULL BATHS: 2
HALF BATHS: 0
YEAR BUILT: 1890
UNIT LOCATION: None/Residential
APX TOTAL SQFT: 7520
FIN ABOVE GRADE SQFT: 7520
FIN BELOW GRADE SQFT: 0
FIREPLACES: 2
GARAGE/CARPORT: No Garage
SEASONAL PROPERTY: No

AREA: Keeseville, Port Kent, Chesterfield, AuSable
COUNTY: Essex
TOWN: Chesterfield
SUBDIVISION: None
SCHOOL DISTRICT: AUSABLE VALLEY
WATERFRONT: No
WATERFRONT FOOTAGE:
BODY OF WATER: Lake Champlain

ASSESSORS PARCEL/TAX MAP #: 1.76-3-4.1

VOLUME: 813

PAGE: 314

INSTRUMENT: Deed

ASSESSED VALUE: 334000

DEED DATE: 3/27/1984

LAND TAX \$: 3565.

SCHOOL TAX \$: 5630.

VILLAGE TAX \$: 0

APA: Hamlet

SPECIAL ASSESSMENTS:

TOTAL TAXES \$: 9195

EXEMPTIONS:

DOCUMENTS/EXEMPTIONS: Deed

LOT DIMENSIONS: 1.5

APX ACREAGE: 1.5

ROAD/LOT DESCRIPTION: Public, Corner Lot, View-Mountains, View-Water

ZONING: Residential

	Lvl:	Dim/Desc:	Floor:		Lvl:	Dim/Desc:	Floor:
Foyer:	1	17 x 8	Wood	Master Bedroom:	2	20 x 21	Wood
Living Room:	1	30 x 25	Wood	Bedroom 2:	2	17 x 16	
Dining Room:	1	14 x 17	Wood	Bedroom 3:	2	16 x 5	
Kitchen:	1	20 x 15	Vnyl	Bath:	2	14 x 9	Vnyl
Utility/Laundry:	1	9 x 9	Vnyl				
Den	1	20 x 24	Wood				
Game/Rec	B	24 x 24	Ston				

EXTERIOR: Wood

ROOF: Asphalt Shingle

BASEMENT/FOUNDATION: Walkout, Stone

WATER HEATER: Electric

HEATING: Oil/Hot Air

A/C/COOLING: None

ELECTRIC: 200 Amps

WATER/SEWER/GAS: Well Drilled, Septic

GREEN FEATURES: None

VIEWS: Lake, Mountains

INTERIOR FEATURES/WINDOWS: Fireplace

FIREPLACE: Fireplace Insert, Living Room

APPLIANCES: None

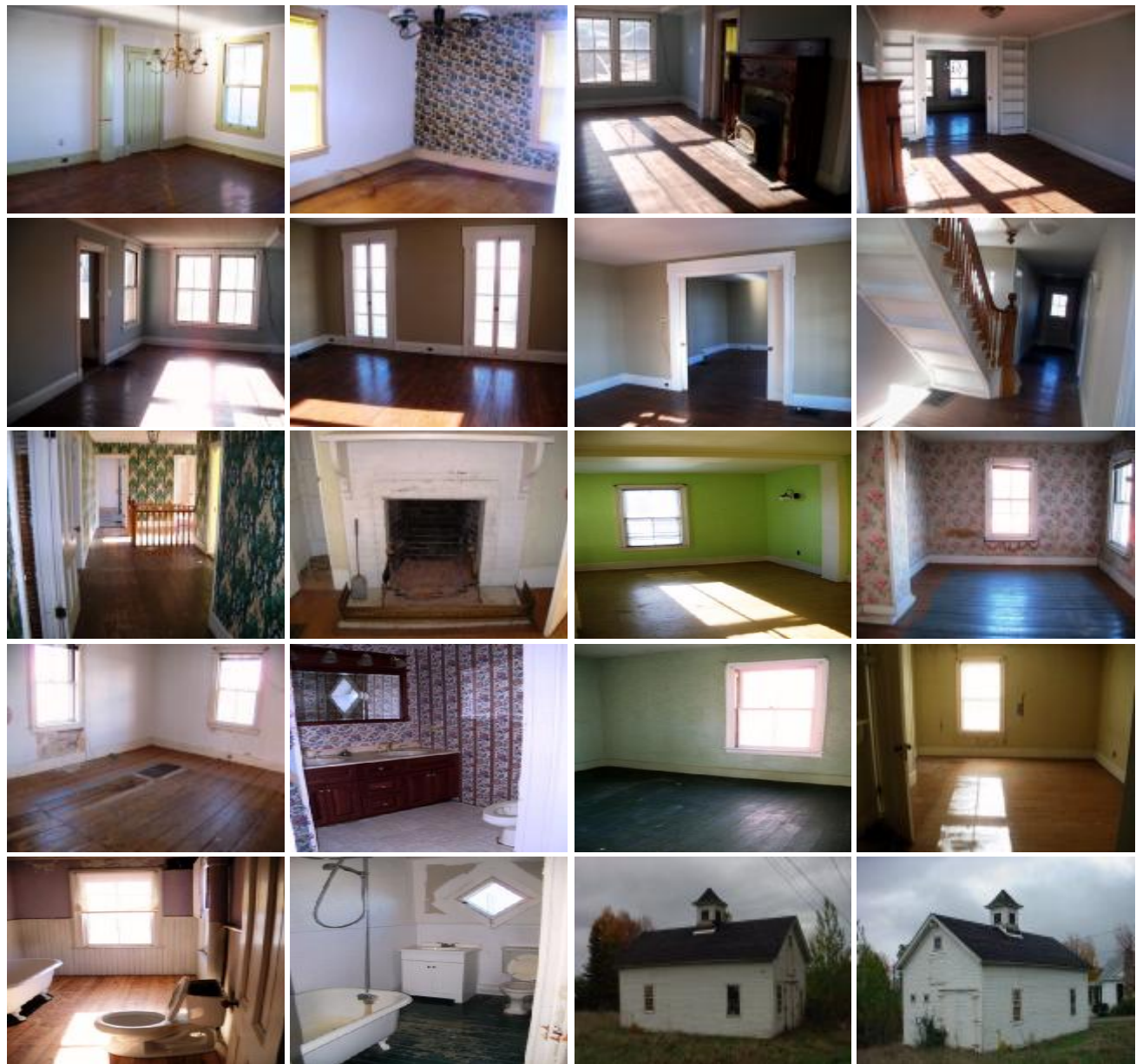
EXTERIOR FEATURES: Porch-Covered, Storage Shed

ASSOCIATION FEES: 0

HOA INCL/AMENITIES: No HOA

REMARKS: Spacious & Historical Peter Comstock Home Overlooking Gorgeous Lake Champlain 180 Degrees. Walk to the Scenic Ferry to Vermont, Am Trax Station, & Public Beach. Lots of B&B Potential. TLC Needed, Owner Financing with \$150K Down. Many Original Features.





Information Herein Deemed Reliable but Not Guaranteed