

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

Property Address:	Street: 3482 County Rte 21	City: Whitehall	MLS #: 12836
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Directions: From Whitehall take Rte. 4 East to Rte 21. Right on Rte. 21 to 3482 Mullins, on left.



Type1: Residential	Type2: Acreage more than 75	Price \$: 629,000
Style: Ranch		
Terms:	DP:	Int:
Taxes School: 2,992	Taxes Town: 3,000	
School District: Whitehall		
Deed: yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: n/a	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: _	Gal: 1000	Drywell: _ Cesspool: _
Location:		
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: 168.6 acres	Rd.Frontage: 1850'	On: County Rte 21								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: County	Logged:								
Water Frontage: Ft.	ON:	Water Rights To:								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200	Location:	Phone: Y	Cable Avail: Y						
Year Built: 2004	Condition: excellent	Siding: cedar	Color: dark brown							
Roof : Composition Shingle	Foundation: Slab	Building Dimensions:	Living Space S/F: 2000							
Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: fiberglass	Ceiling: fiberglass	Walls: fiberglass	Floor:						
Heating System: oil,forced air			Heating Cost :							
Woodstove:	Fireplace: yes	Garage Size: 5 bay with living space	Location:							
Interior Walls: sheetrock		Floors: hardwood,carpet ,congolium								
Furnishings:										
Other: beautiful in ground pool, decks, gorgeous stone work and land scaping			Detectors: Smoke: Y , Carbon Monoxide: Y							
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: Y , Satellite: Y										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	20x17	combo	combo	20x15	3	2	yes	large	large	x
2nd Floor										
Basement										

Remarks: Beautiful year round or vacation home with plenty of elbow room. Great views of the Adirondack mountains and farm lands. Many trails and pastures for ATV, biking or horses. Hunt and play on your own 168 acres. Man made pond, huge 5 bay garage with bath and small apt. Additional drilled well and possible building site. Many toys: Atv's,snowmobles,campers and tools which are negotiable. Plan select lumbering in years to come.