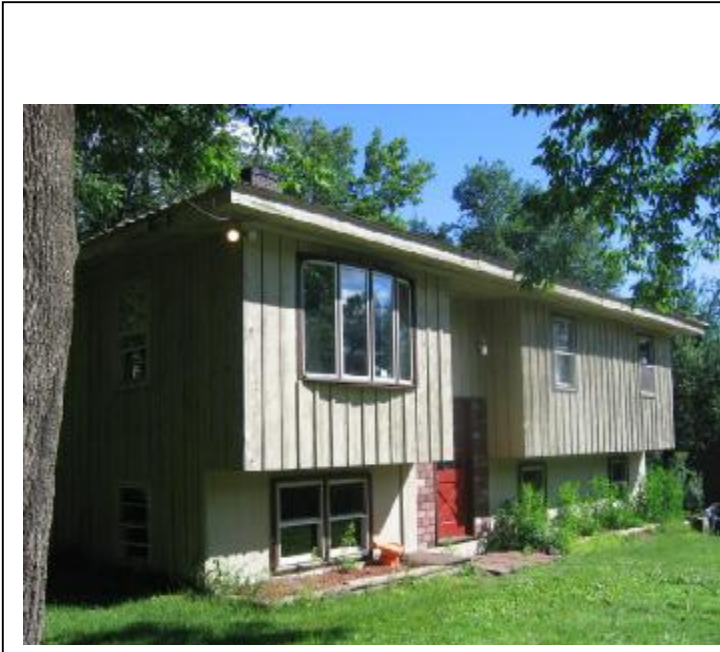


## LISTING

LISTING AGENCY: <b>ADK. COUNTRY HOMES REALTY</b>	AGENCY PHONE: <b>518-532-7900</b>	RE0381
LISTING REP.: <b>GERALDINE "JERI" HEINZELMAN</b>	REP. PHONE: <b>518-339-6761</b>	
LOCATION/DIRECTIONS: <b>2696 State Rte 28 North Creek/Weavertown: From North Creek—at light go left (south) onto Rte 28 about 4 miles. Driveway is on left just past the Outreach Center (see sign with 2696 on it) From Weavertown—go 1.2 miles north on Rte 28—driveway on right just before Outreach Center</b>		
<b>4 MILES FROM INTERSECTION OF:</b>	<b>RTE 28N--NORTH CREEK</b>	<b>AND: RTE 28</b>

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



TYPE: <b>RAISED RANCH</b>	PRICE: <b>\$138,500.00</b>			
TERMS: <b>N/A</b>	DP: <b></b>	INT: <b></b>		
TAXES: SCHOOL: <b>TBD</b>	TOWN: <b>TBD</b>			
SCHOOL DISTRICT: <b>JO</b>				
DEED: <b>YES</b>	SURVEY: <b>NO</b>	ABSTRACT: <b>UNKNOWN</b>		
TITLE INS.: <b></b>	C.O.: <b></b>	R.O.W: <b>YES-TO ADJ</b>		
EASEMENTS: <b>NONE</b>	COVENANTS: <b>NONE</b>			
DEED RESTRICTIONS: <b>NOPNE</b>	WETLANDS: <b></b>			
ZONING: APA: <b>PRE-EX</b>	LOCAL: <b></b>	PERMITS: <b>N/A</b>		
NON-JURISDICTIONAL LETTER: <b>N/A</b>				
LOCKBOX: <b>NO</b>	LBO: <b></b>	SIGN: <b></b>		
LOCKBOX LOCATION: <b></b>				
HOUSE OCCUPIED: <b>Y</b>	CALL: OWNER: <b>YES</b>	TENANT: <b>NO</b>		
SEPTIC (GAL): <b>1000</b>	DRYWELL: <b>NO</b>	CESSPOOL: <b>NO</b>		
LOCATION: <b>northside of house</b>				
WELL: DRILLED: <b>YES</b>	FT.: <b>?</b>	DUG: <b>YES</b>	FT.: <b>?</b>	GPM: <b>?</b>
LOCATION: <b>front yard of house</b>				
TOWN: <b>NO</b>	SPRING: <b>YES</b>	OTHER: <b></b>		

LOT SIZE: <b>6.61 ACRES</b>	ROAD FRONTAGE: <b>130 FT</b>	ON: <b>STATE RTE 28</b>								
PUBLIC: <b>YES</b>	PRIVATE: <b>NO</b>	DIRT: <b>NO</b>	PAVED: <b>YES</b>	MAINTAINED: <b>YES</b>	LOGGED: <b></b>					
WATER FRONTAGE: <b>NONE</b> ft. on			WATER RIGHTS TO: <b>N/A</b>							
DEEDED DOCKING: <b>N/A</b>		BEACH: <b>N/A</b>		SUBDIVISION NAME: <b>N/A</b>						
SHARED WITH: <b>N/A</b>		LOTS DUES: <b>N/A</b>		REMARKS: <b></b>						
ELEC.: <b>YES</b>	AMP.: <b>100</b>	BOX LOC.: <b>BASEM</b>	NEAREST POLE#: <b></b>	PHONE: <b>YES</b>	CABLE AVAILABLE: <b>YES</b>					
DESIGN: <b>RAISED RA</b>	AGE/CONDITION: <b>1975</b>	SIDING: <b>BOARD/BA</b>	ROOF: <b>TIN</b>	BLDG. DIMENSIONS: <b>25X50</b>	LIVING SPACE: <b>1200 S/F</b>					
NO. STORIES: <b>1</b>		COLOR: <b>BEIGE</b>	FOUNDATION: <b>BLOCK</b>							
ATTIC: <b>CRAWL</b>										
THERMO: <b></b>	INSUL. TYPE: <b>Fiberglass</b>	CEILING: <b>R38</b>	HEATING SYSTEM: <b>Electric Baseboard</b>	LOCATION AND STYLE: <b></b>	GARAGE: <b>yes</b>					
STORMS: <b>YES</b>		WALLS: <b>R19</b>		WOODSTOVE: <b>yes-basement</b>	LOC: <b>basement</b>					
SCREENS: <b>yes</b>		FLOOR: <b></b>		FIREPLACE: <b>yes</b>	SIZE: <b>2-car</b>					
INTERIOR WALLS: <b>painted panelling</b>			FLOORS: <b>hardwood/tile</b>							
FURNISHINGS: <b>none</b>			INVENTORY LIST OBTAINED: <b>n/a</b>							
OTHER: <b>outdoor storage shed</b>			SMOKE DETECTORS: <b>yes</b> CARBON MONX: <b>yes</b>							
HEATING COST: current \$ /yr. past \$ /yr.			LEAD DISCLOSURE FORM ON FILE: <b>yes</b>							
APPLIANCES: REF: <b>yes</b>	STOVE: <b>yes</b>	WASHER/DRYER: <b>yes</b>	DISHW: <b></b>	SATELLITE: <b></b>	MICRO: <b></b>	OTHER: <b></b>				
ROOMS	LIV	KIT	DIN	FAM	BDRM	BATH	LAUNDRY	DECK	PORCH	OTHER
1st FL.	<b>1</b>	<b>1</b>	<b>area</b>	<b>no</b>	<b>3</b>	<b>1 3/4</b>	<b>no</b>	<b>no</b>	<b>no</b>	<b></b>
2nd FL.	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>
BSMT.	<b>unfinished</b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b></b>	<b>garage</b>

Remarks: Remodeled 3-bedroom house on 6.6 acres. Nicely wooded and privately situated between Weavertown and North Creek on Rte 28. About 4 mile-easy access to Gore Mtn Ski Area. House needs minor TLC—but good potential for someone wanting their own place near Gore.