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

Property Address:	Street: 2005 US Route 9	City: Schroon Lake	MLS #: 12927

Directions: I-87 X28,N on Rt 9 for 2 miles, see sign Silver Spruce B&B on left

Type1: Residential	Type2: Riverfront Home	Price $: 1,598,000
Style: Colonial		
Terms:	DP:	Int:
Taxes School: 3139	Taxes Town: 2867	
School District: Schroon Lake		
Deed: Yes	Survey: no	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 8.5 Acre	Local: Residential	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: Y	Gal:	Drywell: _	Cesspool: _
Location:		
Water: Spring	Ft:	GPM:
Location: Tip Top (separate land parcel)		

Lot Size: 9,25 (plus 3.2 for spring)	Rd.Frontage: 950	On: US Route 9
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged: no

Water Frontage: Ft.	ON: Schroon River	Water Rights To:
Deeded Docking: n/a	Beach: State	Subdivision Name:
Shared With:	Lot Dues:	Remarks: State to deed over 100' for bridge movement

Electric: Y	AMP: 200	Location:	Phone: Y	Cable Avail: Y
Year Built: 1840 restored t	Condition: Excellent	Siding: Clapboard	Color: White	
Roof : Slate	Foundation: Stone	Building Dimensions: 105.6x40.6	Living Space S/F: 9100	

Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: Fiber	Ceiling:	Walls:	Floor:

Heating System: dual hi-tech furnace '04 new	Heating Cost : 6000

Woodstove: 3	Fireplace: 10 (6 wood, 4 prop)	Garage Size: 3 car heater attached	Location: + Carriage barn 5000 s/f

Interior Walls: Western Cedar mostly throughout	Floors: Woods (hemlock, birch, fir, pine) - I beam support

Furnishings: B&B business sold separately (inquire)

Other: Please pre-qualify	Detectors: Smoke: Y , Carbon Monoxide: Y

Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: Y , Microwave: Y , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	20x40	24x16	20x40	13x16	1	2- half	16x12		55x9	svc rm
2nd Floor	ballrm			sewing	6	6- full				parlor
Basement	40x20	tavern	plus	tunnel	w/boiler	rm	& storag			

Remarks: Stately historic Home on Schroon River (orginally Sally Miller Smith Estate) for the distinquished, architectural charm, great hall, great room w/massive org. fireplace & prohibition hideaway, old ringing stations, dumb waiter, brass piping, servant qtrs., speak-easy travern, generous Astoria bathrooms, kitchen w/sitting area. Bonus: Carriage barn w/2 bedrooms w/2 baths (handicap) and two 22x50 game rooms for toys, or retail shop (mixed zoning). Formal gardens w/gazebo & water fountain. Eloquent home deserving of many guests - a Adirondack Great Camp Retreat