

# Warren County Multiple Listing Service



Status Active  
 Agent Darleen March  
 Agent ID 2287  
 Broker ID 250

Co-Agent  
 Co List ID  
 List Office Adirondack Country Homes Re  
 Appointments 518-532-7900

Multi Use? No  
 Multiple Use Type No  
 MLS # 108748  
 Sub Agency No  
 Buy Broker Yes  
 Broker Agent No  
 Sign Yes  
 Lock Box Yes  
 Style 2 Story, Colonial  
 Prev. Listed No  
 List Date 04/09/2010  
 Type of Agency Right to Sell  
 Number/Street 2653 US Route 9  
 Town/Village North Hudson  
 ZIP 12885  
 Subdivision  
 Elem. School Other  
 Irregular Lot No  
 Lot Front 700  
 Lot Side 1 600  
 Lot Back  
 Lot Side 2  
 Approx Acres 10.0000  
 Deed Restrict. No  
 Deed Book 1094  
 Estimated Taxes \$1,504.  
 Tax Map Section 125.01  
 Tax Map Block 1  
 Tax Map Lot 38  
 Fuel Cost Yr.  
 Amps 200

Price \$175,000.  
 SAC 0  
 BBC 2.75  
 BAC 0  
 Year Built 1950  
 New Construction  
 Expiration Date 04/05/2011  
 County Essex  
 Area 84 Schroon Lake  
 Zoning Residential  
 High School Schroon Lake  
 Type of Waterfront None  
 Lake/River Name  
 Association Dues  
 Deed Page 144  
 Tax Assessment \$140,400.  
 Full Mkt Assessment  
 Owner Finance No  
 Loan Type  
 Electric/Yr.  
 Appx Sq Ft 2400  
 Internet Yes

Virtual Tour URL (must include http:// and be a valid web link)

(Enter only the link, with no additional text. If there is no online virtual tour, leave this field blank.)

	All Floors	Basement	First Floor	Second Floor	Third Floor
#Bedrooms	3			3	
# Full Baths	3		1	2	
#1/2 Baths	0				
Total Rooms					

Size	Level	Size	Level
Living Room 24x28	First Floor	Master Bedroom 14x18	Second Floor
Dining Room		Bedroom 2 20x14	Second Floor
Family Room		Bedroom 3 20x14	Second Floor
Kitchen 16x16	First Floor	Bedroom 4	
Den		Other Room 1 6x8	First Floor
Laundry Room 8x12	First Floor	Other Room 2 6x8	Second Floor
Utility Room			

Owner Name Herman Vincent & Betty Pelton

Directions 187 X28, N on Rt 9, property of L (see sign)

Remarks Roomy home surrounded by town & state land, access Schroon River via town bike trail. Private setting, multi heating systems -coal stove, LP and electric, new metal roofing, lots of outdoor canopy/porches (10x40, 10x57, 16x32, 16x48, 8x40) for entertaining, connecting garage w/workshop

Address: 2653 US Route 9 North Hudson 12885

Exterior Finish  
Masonite

Heat System Fuel  
Electric, L P

Heat Distribution  
Baseboard, Warm Air

Acreage  
10-25 Acres, Road Frontage, Wooded

Exterior Features  
Patio/Porch, Stone Drive

Interior Features  
Paneling, Smoke Alarm

Dining Features  
Dining Area

Kitchen Features  
Country Kitchen

Appliances Included  
Dryer, Refrigerator, Stove, Washer

Flooring  
Tile, Vinyl, Wall/Wall Carpeting

Basement  
Full, Heated

Garage  
Detached 2 Car

Green Fields

Attic  
[Redacted]

Attic Access  
No Attic Access

Roof  
Metal

Air Conditioning  
No Air Conditioning

Water Heater  
L P Water Heater

Water  
Well -- Drilled

Sewer  
Septic

Possession  
At Closing

Amenities  
[Redacted]

Miscellaneous  
Walk-In Closets

Waterfront  
[Redacted]

Showing Instructions  
Book a Showing, Call LA For Appointment, Lockbox/Vacant

Special Search  
[Redacted]

Association Fees  
[Redacted]

Farm Improvements  
[Redacted]