



Listing # 13529

Listing Agency: Adirondack Country Home Realty Inc.

Phone: 532-7900

<http://www.adirondackcountryhomes.com>

<b>THIS INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER</b>										
Property Address: Street: 157 Twin Brooks Drive							City: Elizabethtown			
Directions: From blinking light in Elizabethtown, go South on RT 9N. Go Right onto Lincoln Pond Rd. Cross over pond and take 2nd Right onto Twin Brooks. Straight all the way(approx 9/10th of mile) to 2nd house from the end. Drive up to 3 car garage.										
Type1: Residential			Type2:			Price \$: 264,000				
Style: Chalet										
Terms:							DP:		Int:	
Taxes School: 2,866.					Taxes Town: 1,788.					
School District: Elizabethtown-Lewis										
Deed:			Survey:			Abstract:				
Title Ins:							R.O.W.:			
Deed Restrictions:							Wetlands:			
Zoning APA: N/A					Local: Residential					
Permits/Non-Jurisdictional Letter: _							Sign: Y			
Comments:										
Septic: _		Gal: _		Drywell: _		Cesspool: _				
Location:										
Water: Drilled			Ft:			GPM:				
Location:										
Lot Size: 2.19			Rd.Frontage:			On:				
Road: Public: _ , Private: Y , Dirt: _ , Paved:			Maintained:			Logged:				
Water Frontage: 0 Ft.			ON:			Water Rights To:				
Deeded Docking:			Beach:			Subdivision Name:				
Shared With:			Lot Dues:			Remarks:				
Electric: Y		AMP: 200		Location:			Phone: _		Cable Avail: _	
Year Built: 1998			Condition: Excellent			Siding: Cedar		Color: Brown		
Roof:			Foundation: Poured		Building Dimensions:			Living Space S/F: 2540		
Windows:			Insulation Type:			Ceiling:		Walls:		Floor:
Thermo: _ , Storms: _ , Screens: _										
Heating System: oil hot water							Heating Cost :			
Woodstove: yes			Fireplace:			Garage Size: 3 car		Location:		
Interior Walls:					Floors:					
Furnishings:										
Other:							Detectors:			
							Smoke: Y , Carbon Monoxide: Y			
Appliances:										
Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: _										
<b>Rooms</b>	<b>LIV</b>	<b>KIT</b>	<b>DIN</b>	<b>FAM</b>	<b>BED</b>	<b>BATH</b>	<b>LAUNDRY</b>	<b>DECK</b>	<b>PORCH</b>	<b>OTHER</b>
<b>1st Floor</b>	13X28	13X13	13X18		10X11	8X10				
<b>2nd Floor</b>					28X28	5X10				
<b>Basement</b>				14X28		7X9				
Remarks: Exceptional 4 season Adirondack Chalet overlooking Lincoln Pond! Enjoy the peaceful & serene surroundings of the Adirondack Mountains tucked away at the end of Twin Brooks. Open floor plan for ease of entertaining & enjoying the spectacular views thru double sliders leading to the wrap around deck. Cathedral ceilings, trapezoid windows, oak hard wood floors & a corner woodstove add to the ambiance of this secluded home. The 520 square foot loft boasts the master bed & bath, gorgeous place to relax. Perfect hide-away! Kitchen with oak cabinets & wall of pantry for all storage needs. Upgraded appliances, breakfast bar & more. Currently used as a 2 bedroom, easily could be a third. Full finished basement has a game room, family room, utility, laundry & full bath. On demand hot water, 200 amp service & generator. Pluses too numerous to list. MUST SEE!!!										

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