



<b>Common Post</b>	Schroon	<b># Bdrms:</b>	3,432	<b>Stories:</b>	1
<b>Office:</b>	Lake	<b>Total</b>	57	<b>Style:</b>	Ranch
<b>County:</b>	Essex	<b>Baths:</b>		<b>To Be</b>	No
<b>Directional:</b>		<b># FBths:</b>	57	<b>Built:</b>	
<b>Subdiv/Assoc:</b>		<b># HBths:</b>	0	<b>Year</b>	1940
<b>Town/Village:</b>	Schroon	<b>Laundry</b>	Basement	<b>Built:</b>	
<b>Zoning:</b>	Adirondack Park Agency	<b>Level:</b>		<b>Aprox.</b>	15.5
		<b>Assoc.</b>		<b>Acres +/-:</b>	
<b>Unit #:</b>		<b>Fee:</b>		<b>Lot</b>	660
<b>Zip Code:</b>	12870	<b>Assoc.</b>		<b>Front:</b>	
<b>List Price:</b>	\$129,000	<b>Freq.:</b>		<b>Lot Back:</b>	
<b>List</b>		<b>Total Fin</b>	1,152	<b>Lot Side</b>	1200
<b>Price/SqFt:</b>		<b>SqFt</b>		<b>1:</b>	
		<b>AG Fin</b>	1,152	<b>Lot Side</b>	
		<b>SqFt:</b>		<b>2:</b>	
		<b>BG Fin</b>	0	<b>Main</b>	660
		<b>SqFt:</b>		<b>Road</b>	
		<b>Irregular</b>		<b>Frontage:</b>	
		<b>Lot:</b>		<b>Elem.</b>	Schroon
		<b>Lake/River</b>	Paradox	<b>School:</b>	Lake
		<b>Name:</b>	Lake		Central
				<b>High</b>	Schroon
				<b>School:</b>	Lake

Room	Bsmt	Main	2nd	3rd	Room Name	Level	Size	Room Name	Level	Size
Beds:	0	1,012	1,210	1,210	Kitchen	1st Floor	10x12	Master Bedroom	1st Floor	5x7
Full Baths:	0	57	0	0	Living Room	1st Floor	24x35	Master Bedroom	1st Floor	12x10
Half Baths:	0	0	0	0				Bedroom 2	1st Floor	12x10
								Bedroom 3	1st Floor	12x10
								Other Room 1	1st Floor	36x8

**Deed Book:** 875      **Deed Restrictions:** No      **Tax Assessment:** 105,900      **Tax Map Lot:** 7  
**Deed Page:** 93      **Estimated Taxes:** 1,715.85      **Tax Map Block:** 2      **Tax Map Section:** 137.10

**Directions:** I87 X28, go east on Route 74, until the 45 mph zone before hamlet of Paradox. Property on L (see RE sign)  
**Remarks:** Once known as Chipmunk Camp w/cabins (now just footprints) and Magill Store. This home has ROW to Paradox Creek which has use for landing & boating on Paradox. Being sold 'as is' with all contents. Borders state and church land. Enjoy a walk the state's Bumble Pond and other trails

<p><b>Appliances Included:</b> Microwave; Refrigerator; Stove - Electric  <b>Dining Features:</b> Dining Area  <b>Exterior Feature:</b> Porch  <b>Attic:</b> No Attic  <b>Basement:</b> Exterior Entry; Full; Work Shop  <b>Cooling Type:</b> None  <b>Documents:</b> Deed  <b>Exterior Finish:</b> Wood  <b>Flooring:</b> Carpet; Vinyl; Wood Floor</p>	<p><b>Garage:</b> No Garage  <b>Heat Distribution:</b> Warm Air  <b>Heat System Fuel:</b> Oil  <b>Interior Features:</b> Smoke Alarm  <b>Possession:</b> At Closing  <b>Roof:</b> Asphalt  <b>Showing Instructions:</b> Lock Box; Sign on Property  <b>Sewer:</b> Septic Tank/Leach Field  <b>Water Type:</b> Deeded Water Access  <b>Waterfront:</b> R.O.W.; Other - See Remarks  <b>Water Heater:</b> Electric  <b>Water:</b> Well Drilled</p>
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Listing Courtesy of: Adirondack Country Homes Inc.