

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

Property Address:	Street: 365 River Street, Riverview (Blackbrook)	City: Blackbrook	MLS #: 13451
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Directions: from Plattsburgh, take Rt 3, turn R on River Rd just before Riverview, house will be on R at end of road



Type1: Multi-Family	Type2: Riverfront Home	Price \$: 139,900
Style: Contemporary		
Terms:	DP:	Int:
Taxes School: 1099	Taxes Town: 1099	
School District: Saranac		
Deed: yes	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Hamlet	Local: res	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: y	Gal:	Drywell: _
Cesspool: _	Location:	
Water: Drilled	Ft:	GPM:
Location:		

Lot Size: ,93 (180x225)	Rd.Frontage: 225	On: Route 3								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: State	Logged: n/a								
Water Frontage: 225 Ft.	ON: Saranac River	Water Rights To:								
Deeded Docking:	Beach: yes	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200	Location:								
Phone: Y	Cable Avail: Y									
Year Built: 1830	Condition: Very good	Siding: Wood								
Color: brown	Living Space S/F: 3700									
Roof : Metal	Foundation: Stone	Building Dimensions:								
Windows: Thermo: Y , Storms: _ , Screens: _	Insulation Type: Fiver	Ceiling:								
Walls:	Floor:									
Heating System: OHW, Wood Furnace	Heating Cost :									
Woodstove:	Fireplace:	Garage Size:								
Location:	Interior Walls: Wood, Sheetrock									
Floors: Wood, viny										
Furnishings:										
Other:										
Detectors: Smoke: Y , Carbon Monoxide: _										
Appliances: Refrigerator: Y , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	1	1	area		2	1			1	
2nd Floor	1	1	area		3	2			1	
Basement										

Remarks: Up/Down duplex (live in one and rent the other) Historical home knowns as the Halfway Hotel being 1/2 way to each town!. Well crafted & cared for home. Jacuzzi, master suite w/walk-in closets, preserved much of the wood features. Overlooks the Saranac River. Lower level made an excellent vacation rental for owners once! Fishing & tubing is great on the Saranac.