

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

Property Address:	Street: Old Page Hill Rd	City: Lake Pleasant	MLS #: 11090
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Directions: Rt. 30 north from the 4 corners of Speculator, take 1st right hand turn, which is Old Page Hill Rd, look for ADK sign on left side approx.1/8 mi.



Type1: Residential	Type2:	Price \$: 225,000
Style: Traditional		
Terms:	DP:	Int:
Taxes School: coming	Taxes Town: coming	
School District: Lake Pleasant		
Deed: yes	Survey: no	Abstract: yes
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: Town of Lake Pleasant	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: c	Gal: 1,000	Drywell: _ Cesspool: _
Location:		
Water: Drilled	Ft: 180 ft	GPM:
Location:		

Lot Size: 1.20 as per deed	Rd.Frontage: 280	On: Old Page Hill Rd								
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged:								
Water Frontage: Ft.	ON:	Water Rights To:								
Deeded Docking:	Beach:	Subdivision Name:								
Shared With:	Lot Dues:	Remarks:								
Electric: Y	AMP: 200	Location:								
Year Built: approx 2001	Condition: excellant	Siding: vinyl								
Roof : metal	Foundation: Block	Building Dimensions:								
Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type: fiberglass	Ceiling: sheetrock								
Heating System: hot air	Walls: sheetrock									
Woodstove: LP vermont casting	Fireplace: yes new	Floor: carpet,pergo,etc								
Interior Walls: sheetrock	Garage Size: 24x24	Heating Cost :								
Location: attached										
Furnishings:										
Other: 16x24 ft deck on front of house		Detectors: Smoke: Y , Carbon Monoxide: Y								
Appliances: Refrigerator: Y , Stove: Y , Washer: Y , Dryer: Y , Dishwasher: _ , Microwave: _ , Satellite: _										
Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	15x15	12x15	17x18		9x17	full	yes	16x24		
2nd Floor				12x18	3 lg	full,lg				12x18den
Basement										
Remarks: A beautiful, recently remodeled home within walking distance to the Village, stores, restaurants, school & public beach										