

MLS #: N161481A (Active) List Price: \$450,000

15 Hemlock Way Unit 9 Lake Placid, NY 12946



STYLE: Adirondack
STORIES: 2.5 Story
BEDROOMS: 3
FULL BATHS: 3
HALF BATHS: 1
YEAR BUILT: 1987
UNIT LOCATION: End Unit, Street Level
APX TOTAL SQFT: 1996
FIN ABOVE GRADE SQFT: 1315
FIN BELOW GRADE SQFT: 681
FIREPLACES: 1
GARAGE/CARPORT: 1 Car Garage, Attached Garage
SEASONAL PROPERTY: No

AREA: Lake Placid
COUNTY: Essex
TOWN: N Elba
SUBDIVISION: None
SCHOOL DISTRICT: Lake Placid
WATERFRONT: Yes
WATERFRONT FOOTAGE: 50
BODY OF WATER: Lake Placid
WATERFRONT INFO: Lake, Shared

ASSESSORS PARCEL/TAX MAP #: 33.72-1-5.000

ASSESSED VALUE: 334700

VOLUME: 1378

PAGE: 264

INSTRUMENT: deed

DEED DATE: 10/22/2003

LAND TAX \$: 1867.91

SCHOOL TAX \$: 2372.88

VILLAGE TAX \$: 0

APA: Hamlet

SPECIAL ASSESSMENTS:

TOTAL TAXES \$: 4240.79

EXEMPTIONS: No

DOCUMENTS/EXEMPTIONS: No Exemptions

LOT DIMENSIONS:

APX ACREAGE: 0.15

ROAD/LOT DESCRIPTION: Cul-de-Sac, Trees, View, Wooded Lot

ZONING: Residential

	Lvl:	Dim/Desc:	Floor:		Lvl:	Dim/Desc:	Floor:
Foyer:	1	4 x 12		Master Bedroom:	2	16 x 14	
Living Room:	1	20 x 18		Bedroom 2:	2	16 x 14	
Dining Room:	1	12 x 14		Bedroom 3:	B	16 x 14	
Kitchen:	1	12 x 12		Bath:	1	10 x 12	
Utility/Laundry:	1	12 x 10		Deck:	1	16 x 20	
				Deck:	B	16 x 16	
				Bath:	1	12 x 10	
				Bath:	B	10 x 10	

EXTERIOR: Wood

ROOF: Asphalt Shingle

BASEMENT/FOUNDATION: Finished, Poured

WATER HEATER: Electric

HEATING: Electric Baseboard

A/C/COOLING: None

ELECTRIC: 200 Amps

WATER/SEWER/GAS: Public Water, Public Sewer

WATER \$: \$440

SEWER \$: \$440

GREEN FEATURES: None

VIEWS: Stream, Wooded

INTERIOR FEATURES/WINDOWS: Cable TV, Fireplace, Internet Available, Vaulted Ceiling(s), Double Pane

FIREPLACE: Fireplace Insert

APPLIANCES: Carbon Monoxide Detector, Clothes Washer, Clothes Dryer, Dishwasher, Range Hood, Range/Oven-Electric, Refrigerator, Smoke Detector

EXTERIOR FEATURES: Balcony-Covered, Boat Dock, Deck, Gas Grill, Home Owners Assoc, Lake Access Steps, Lake ROW, Outdoor Lighting, Porch-Covered, Professionally Landscaped, Tennis Court, Trees, Underground Utilities

ASSOCIATION FEES: 428

HOA INCL/AMENITIES: Snow Removal, Trash Service, Lawn Maintenance, Recreational Facilities, Building Maintenance, Golf Maintenance, Tennis, Athletic Facilities, Club House, Pets Allowed

DIRECTIONS: 15 Hemlock Way Unit 9 Lake Placid NY

REMARKS: Sandbrook Condominium at the Whiteface Club Resort on Lake Placid has a beach, private golf course, tennis club, two restaurants, and the Jack Rabbit Trail, a hiking and skiing wonder. Opening onto two decks overlooking the babbling brook and dense forest, this 3 bedroom, 3.5 bath unit is located on a quiet cul de sac. There is an abundance of natural light inside the great room with its wood burning fireplace. Plenty of options for a couple or a family with an open floor plan and common areas. The unit is being sold furnished, it is great for full time use as a second home with large potential for vacation rental.

AGENT REMARKS: Very nice unit owned by couple as second home, shows no wear and tear. Being sold completely furnished.

OWNER'S FULL LEGAL NAME: Stephen & Linda Agus

SUBAGCOMM: 2.5

BYRAGCOMM: 2.5

BRKAGCOMM: 0

AGENCY: ERTS

RNTL/OCC: No Rental Program

SALETYP: Conventional

TERMS: Conventional

SHWGINST: Call Listing Agent, Lockbox-Vacant

PENDING DATE:

ACTIVE DOM:

DAYS ON MARKET: 5

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: Yes

ALLOW COMMENTS: No

Office Name: Martha Day Realty, Inc. (#:3222)

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