MLS #: R164193A (Active) List Price: \$525,000 472 Lake Road Chateaugay, NY 12920





STYLE: Adirondack, Contemporary # STORIES: Two BEDROOMS: 5 FULL BATHS: 3 HALF BATHS: 0 YEAR BUILT: 1993 UNIT LOCATION: None/Residential APX TOTAL SQFT: 4128 FIN ABOVE GRADE SQFT: 2064 FIN BELOW GRADE SQFT: 2064 # FIREPLACES: 2 GARAGE/CARPORT: No Garage SEASONAL PROPERTY: No

VILLAGE TAX \$: \$0

EXEMPTIONS: No

AREA: Burke, Chateaugay, Bellmont, Duane, Merrill COUNTY: Franklin TOWN: Bellmont SUBDIVISION: None SCHOOL DISTRICT: Chateaugay WATERFRONT: Yes WATERFRONT FOOTAGE: 177 BODY OF WATER: Chateaugay Lake WATERFRONT INFO: Lake, Owned

ASSESSORS PARCEL/TAX MAP #: 132.-1-5-3

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LAND TAX \$: \$4,700 SCHOOL TAX \$: \$6,490 TOTAL TAXES \$: \$11,190

INSTRUMENT: w. deed

APA: Low Intensity

ASSESSED VALUE: 488000 **DEED DATE:** 10/6/2018

SPECIAL ASSESSMENTS: No **DOCUMENTS/EXEMPTIONS:** No Exemptions

LOT DIMENSIONS:

ROAD/LOT DESCRIPTION: Paved, Public, Trees, View-Mountains, View-Water, Wooded Lot

APX ACREAGE: 1.3 ZONING: Residential

First					Dim/Desc:	Floor:
THOL	12 x 12	Hdwd	Master Bedroom:	First	14 x 18	WtoW
First	16 x 24	Hdwd	Bedroom 2:	First	12 x 12	WtoW
First	16 x 16	Hdwd	Bedroom 3:	Basement	12 x 20	WtoW
First	16 x 14	Hdwd	Bath:	Basement	12 x12	Tile
First	12 x 12	Tile	Bedroom 4	Basement	12 x 14	WtoW
			Family Room	Basement	20 x 24	WtoW
						2
	First First	First 16 x 16 First 16 x 14	First 16 x 16 Hdwd First 16 x 14 Hdwd	First 16 x 16 Hdwd Bedroom 3: First 16 x 14 Hdwd Bath: First 12 x 12 Tile Bedroom 4	First 16 x 16 Hdwd Bedroom 3: Basement First 16 x 14 Hdwd Bath: Basement First 12 x 12 Tile Bedroom 4 Basement	First 16 x 16 Hdwd Bedroom 3: Basement 12 x 20 First 16 x 14 Hdwd Bath: Basement 12 x 12 First 12 x 12 Tile Bedroom 4 Basement 12 x 14

EXTERIOR: Wood Siding

ROOF: Asphalt

BASEMENT/FOUNDATION: Poured

WATER HEATER: Propane

HEATING: Propane/Hot Water, Radiant In Floor

A/C/COOLING: None ELECTRIC: 200 Amps

WATER/SEWER/GAS: Well Drilled, Septic

WATER \$: \$0 SEWER \$:

GREEN FEATURES: Low E Windows

DIRECTIONS: use gps

VIEWS: Lake, Mountains

INTERIOR FEATURES/WINDOWS: Ceiling Fan(s), Fireplace, Internet Available, Jetted Tub, Satellite Receiver, Surround Sound Wiring, Vaulted Ceiling(s), Double Pane, Wood

FIREPLACE: Living Room, Family Room

APPLIANCES: Carbon Monoxide Detector, Clothes Washer, Clothes Dryer, Cook Top, Dishwasher, Exhaust Fan, Microwave, Refrigerator, Smoke Detector, Surface Range-Electric, W/D Hookups

EXTERIOR FEATURES: Boat Dock, Deck, Satellite Dish-Owned, Storage Shed, Trees

ASSOCIATION FEES: 0

HOA INCL/AMENITIES: No HOA

REMARKS: Sunrise Lodge - Chateaugay Lake A stunning location directly on 8 mile Chateaugay Lake easily accessible in every season. This Adirondack lake house takes advantage of abundant natural light with large windows and doors. The lake can be seen from every room inside this 4000 square foot layout. The open floor plan has high ceilings, and rooms which open to the deck or the landscaped property with a gentle walking access to the sand bottom shoreline. There are 5 bedrooms and 3 full baths, 2 fireplaces, radiant heat, and this is a turnkey offering.

AGENT REMARKS: Superb year round lake house with high quality waterfront on an 8 mile lake chain, superb for boating, swimming, fishing and sightseeing.

OWNER'S FULL LEGAL NAME: Patricia & Russell Brothers

SUBAGCOMM: 2.5 BYRAGCOMM: 2.5

BRKAGCOMM: 2.5

AGENCY: ERTS

OCCUPANCY: Owner RNTL PRG: No Rental Program

SALETYPE: Conventional

TERMS: Conventional

ACTIVE DOM:

SHWGINST: Call Listing Agent, Lockbox-Vacant, Show Anytime, Sign

PENDING DATE: **DISPLAY ON INTERNET:** Yes CONTINUE TO SHOW: **DISPLAY ADDRESS:** Yes

ALLOW AVM: No

DAYS ON MARKET: 276 ALLOW COMMENTS: No

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

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Contact #: (518) 572-4165

Listing Agent: Peter Day (#:1)