

**MLS #: R159082A (Active) List Price: \$2,620,000**

106 A-B Mix Lane Long Lake, NY 12847



**STYLE:** Adirondack, Camp  
**# STORIES:** Two and One Half  
**BEDROOMS:** 7  
**FULL BATHS:** 6  
**HALF BATHS:** 1  
**YEAR BUILT:** 2010  
**UNIT LOCATION:** None/Residential  
**APX TOTAL SQFT:** 6694  
**FIN ABOVE GRADE SQFT:** 4790  
**FIN BELOW GRADE SQFT:** 1904  
**# FIREPLACES:** 2  
**GARAGE/CARPORT:** 3 Car Garage  
**SEASONAL PROPERTY:** No

**AREA:** Long Lake, Raquette Lake, Newcomb  
**COUNTY:** Hamilton  
**TOWN:** Long Lake  
**SUBDIVISION:** None  
**SCHOOL DISTRICT:** Long Lake  
**WATERFRONT:** Yes  
**WATERFRONT FOOTAGE:** 500  
**BODY OF WATER:** Long Lake

**ASSESSORS PARCEL/TAX MAP #:** 25.012-3-12.123

**ASSESSED VALUE:** 1174060

**VOLUME:** 250

**PAGE:** 136

**INSTRUMENT:** Warranty

**DEED DATE:** 3/6/2010

**LAND TAX \$:** \$13,241

**SCHOOL TAX \$:** \$7,499

**VILLAGE TAX \$:** \$0

**APA: SPECIAL ASSESSMENTS:**

**TOTAL TAXES \$:** \$20,739

**EXEMPTIONS:**

**DOCUMENTS/EXEMPTIONS:** Property Condition, Survey

**LOT DIMENSIONS:**

**APX ACREAGE:** 10

**ROAD/LOT DESCRIPTION:** Gravel, Private, Outdoor Lighting, Rolling, Trees, View, View-Mountains, View-Water, Wooded Lot **ZONING:** Residential

	Lvl:	Dim/Desc:	Floor:		Lvl:	Dim/Desc:	Floor:
Foyer:				Master Bedroom:	Second	15'X28'	Wood
Living Room:	First	20'X22'	Wood	Bedroom 2:	Second	16'X28'	Wood
Dining Room:	First	9'X22'		Bedroom 3:	First	15'X14'	Wood
Kitchen:	First	14'X15'	Wood	Bath:	Second	9'X9'	Tile
Utility/Laundry:	Basement	10'X10'		Mud Room	First	9'X13'	Wood
Office	Basement	17'X27'	Wood	Bunk Area	Basement	19'X13'	Wood
Exercise	Basement	20'X27'	Othr	Alcove	Second	5'X15'	Wood
Family Rm	First	15'X16'	Wood	Mudroom	Basement	11'X13'	Tile
Bedroom	First	15'X14'	Wood				

**EXTERIOR:** Cedar, Wood Siding

**ROOF:** Asphalt

**BASEMENT/FOUNDATION:** Concrete

**WATER HEATER:** Propane

**HEATING:** Buried Tank, Electric Baseboard, Propane/Hot Water, Radiant In Floor, Steam/Radiators

**A/C/COOLING:** None

**ELECTRIC:** 200 Amps

**WATER/SEWER/GAS:** Water Connected, Sewer Available, Septic

**GREEN FEATURES:** Low E Windows, Low Flow Toilets, Instantaneous Water Heater, Low Flow Showers/Faucets

**VIEWS:** Lake, Mountains

**INTERIOR FEATURES/WINDOWS:** Cable TV, Ceiling Fan(s), Intercom, Internet Available, Satellite Receiver, Sunroom, Surround Sound Wiring, Vaulted Ceiling(s), Aluminum Clad, Thermal Pane, Wood

**FIREPLACE:** Living Room

**APPLIANCES:** Carbon Monoxide Detector, Clothes Washer, Clothes Dryer, Cook Top, Dishwasher, Exhaust Fan, Generator, Generator Hook-up, Freezer, Range Hood, Range/Oven-Gas, Refrigerator, Smoke Detector, Wall Oven, W/D Hookups

**EXTERIOR FEATURES:** Balcony-Covered, Barn/Shed, Boat Dock, Deck, Gas Grill, Gravel Drive, Guest House, Hot Tub, Outbuildings, Outdoor Lighting, Patio, Porch, Porch-Covered, Porch-Enclosed, Professionally Landscaped, Satellite Dish-Owned, Storage Shed, Trees, Underground Utilities

**ASSOCIATION FEES:** 0

**HOA INCL/AMENITIES:** No HOA

**REMARKS:** 10 Acres, 500 feet of Spectacular Sandy Beach, Craftsman Main Lodge, 4570 Square Feet, 4 Bedrooms, 5 Bathrooms, Great Hall, 3BR Guest House, Oversized Garage with Apt, 100mbps Internet, Snowmobiles includeds 2009 Yamaha FX RTX, 2012 Yamaha Nytro XTX