

MLS #: R162994A (Active) List Price: \$499,000

29 Gull Pond Road Piercefield, NY 12973



STYLE: Adirondack
 # STORIES: Two and One Half
 BEDROOMS: 4
 FULL BATHS: 2
 HALF BATHS: 0
 YEAR BUILT: 1975
 UNIT LOCATION: None/Residential
 APX TOTAL SQFT: 2250
 FIN ABOVE GRADE SQFT: 1420
 FIN BELOW GRADE SQFT: 830
 # FIREPLACES: 2
 GARAGE/CARPORT: No Garage
 SEASONAL PROPERTY: No

AREA: Tupper Lke, Piercefld, Moody, Altamont, Cranberry
 COUNTY: St Lawrence
 TOWN: Piercefield
 SUBDIVISION: Gull Pond
 SCHOOL DISTRICT: Tupper Lake
 WATERFRONT: Yes
 WATERFRONT FOOTAGE: 508
 BODY OF WATER: Gull Pond
 WATERFRONT INFO: Pond, Owned

ASSESSORS PARCEL/TAX MAP #: 499.-1-30
 VOLUME: 853 PAGE: 285 INSTRUMENT: deed ASSESSED VALUE: 455700
 DEED DATE: 6/13/2018
 LAND TAX \$: \$3,884 SCHOOL TAX \$: \$5,822 VILLAGE TAX \$: \$0 APA: Mod Intensity SPECIAL ASSESSMENTS: No
 TOTAL TAXES \$: \$9,706 EXEMPTIONS: DOCUMENTS EXEMPTIONS: Deed, Property Condition, Survey

LOT DIMENSIONS:
 ROAD/LOT DESCRIPTION: Gravel, Private, View-Water APX ACREAGE: 18.3 ZONING:

	Lvl:	Dim/Desc:	Floor:		Lvl:	Dim/Desc:	Floor:
Foyer:				Master Bedroom:	First	14 x 11	Wood
Living Room:	First	12 x 18	Hdwd	Bedroom 2:	First	11 x 11	Wood
Dining Room:	First	12 x 9	Hdwd	Bedroom 3:	Second	14 x 12	Wood
Kitchen:	First	11 x 11	Hdwd	Bath:	First	7 x 6	Tile
Utility/Laundry:	Basement	14 x 11	Cncr	Bedroom 4	Basement	20 x 15	Tile
	Bath Basement	12 x 6	Tile	Dock	First	14 x 20	
	Screen Room	Basement	28 x 10	Wood	Shed	First	14 x 14
	Utility	Basement	20 x 10	Cncr			
	Deck	First	28 x 12	Wood			

EXTERIOR: Cedar
 ROOF: Asphalt
 BASEMENT/FOUNDATION: Finished, Concrete
 WATER HEATER: Electric
 HEATING: Electric Baseboard, Wood Furnace
 A/C/COOLING: None
 ELECTRIC: 200 Amps
 WATER/SEWER/GAS: Well Drilled, Well Private, Septic
 WATER \$: \$0
 SEWER \$: \$0
 GREEN FEATURES: None

INTERIOR FEATURES/WINDOWS: Cedar Closet(s), Vaulted Ceiling(s), Double Pane
 FIREPLACE: Freestanding, Masonry
 APPLIANCES: Clothes Washer, Clothes Dryer, Dishwasher, Exhaust Fan, Freezer, Range Hood, Range/Oven-Electric, Smoke Detector, Surface Range-Electric, Trash Compactor
 EXTERIOR FEATURES: Balcony-Open, Boat Dock, Gravel Drive, Outbuildings, Satellite Dish-Owned
 ASSOCIATION FEES: 0
 HOA INCL/AMENITIES: Nothing Included

DIRECTIONS: From Route 3 west as you reach Piercefield turn left on Gull Pond Rd. Drive to the Y, take the left fork and drive to #29, driveway is on the right.

REMARKS: Gull Pond is a private glacial 1-mile lake with clear deep water, super trout fishing, and tranquility. The number of lots/homes is fixed, guaranteeing privacy. No doubt this 18 acre site with 508 feet of waterfront will please the person who wants to live a community without close neighbors. The lake by virtue of deed restrictions is protected and mostly motorless. This substantially built cedar home has vaulted ceilings with large exposed wood beams, two fireplaces and four bedrooms and two baths. Large deck, overlooks the waterfront and special setting.

AGENT REMARKS:

OWNER'S FULL LEGAL NAME: Pacciano Rev Trust
 SUBAGCOMM: 2.5 BYRAGCOMM: 0 BRKAGCOMM: 0 AGENCY: ERTS OCCUPANCY: Owner
 SALETYPE: Conventional TERMS: Conventional SHWGINST: Call Listing Agent, Show Anytime RNTL PRG: No Rental Program
 PENDING DATE: ACTIVE DOM: DAYS ON MARKET: 3
 DISPLAY ON INTERNET: Yes DISPLAY ADDRESS: Yes ALLOW AVM: No ALLOW COMMENTS: No

Office Name: Martha Day Realty, Inc. (#:3222)
 Main: (518) 523-4640
 Fax: (518) 523-4224

Listing Agent: Peter Day (#:1)
 Agent E mail: peter@marthadayrealty.com Contact #: (518) 572-4165