



STYLE: Adirondack

STORIES: 2 Story

BEDROOMS: 4

FULL BATHS: 1

HALF BATHS: 0

YEAR BUILT: 1910

UNIT LOCATION: None/Residential

APX TOTAL SQFT: 955

FIN ABOVE GRADE SQFT: 955

FIN BELOW GRADE SQFT: 0

FIREPLACES: 0

GARAGE/CARPORT: No Garage

SEASONAL PROPERTY: Yes

AREA: Paul Smiths, Rainbow Lake, Gabriels

COUNTY: Franklin

TOWN: Brighton

SUBDIVISION: None

SCHOOL DISTRICT: Saranac Lake

WATERFRONT: Yes

WATERFRONT FOOTAGE: 45

BODY OF WATER: Rainbow Lake

WATERFRONT INFO: Lake, Owned

ASSESSORS PARCEL/TAX MAP #: 367.1-1-29.100

ASSESSED VALUE: 141047

VOLUME: 605PAGE: 214INSTRUMENT: deedDEED DATE: 6/1/1990

LAND TAX \$: 1500SCHOOL TAX \$: 1415.02VILLAGE TAX \$: 0APA: HamletSPECIAL ASSESSMENTS:

TOTAL TAXES \$: 2915.02EXEMPTIONS:DOCUMENTS/EXEMPTIONS: Deed, Property Condition, Survey

LOT DIMENSIONS:APX ACREAGE: 0.11

ROAD/LOT DESCRIPTION: Boat Access, Mainland TerminalZONING: Residential

	Lvl:	Dim/Desc:	Floor:		Lvl:	Dim/Desc:	Floor:
Foyer:	1	10 x 12	Hdwd	Master Bedroom:	2	12 x 12	Hdwd
Living Room:	1	16 x 18	Hdwd	Bedroom 2:		11 x 10	Hdwd
Dining Room:	1	12 x 14	Hdwd	Bedroom 3:		11 x 10	Hdwd
Kitchen:	1	12 x 14	Hdwd	Bath:	1	8 x 8	Hdwd
Utility/Laundry:	1	8 x 10	Hdwd	Bedroom	2	10 x 10	Hdwd
Boathouse	1	28 x 24	Hdwd	Boathouse	1	2 slip/story	

EXTERIOR: Cedar

ROOF: Asphalt Shingle

BASEMENT/FOUNDATION: Pier & Beam

WATER HEATER: Electric

HEATING: Wood Stove

A/C/COOLING: None

ELECTRIC: 200 Amps

WATER/SEWER/GAS: Well Private, Septic

WATER \$: \$0

SEWER \$: \$0

GREEN FEATURES: None

VIEWS: Lake

INTERIOR FEATURES/WINDOWS: Vaulted Ceiling(s), Single Pane, Wood

FIREPLACE: Wood Stove

APPLIANCES: Carbon Monoxide Detector, Range/Oven-Electric, Smoke Detector

EXTERIOR FEATURES: Balcony-Covered, Boat Dock, Boat House, Porch-Enclosed, Seasonal Usage

ASSOCIATION FEES: 0

HOA INCL/AMENITIES: No HOA

DIRECTIONS: Follow Rainbow Lake Road to Hull Road, continue to signs.

REMARKS: Camp Vivian is the perfect craftsman style summer waterfront camp directly on Rainbow Lake. Boat accessible in less than 1-minute from a covered boat slip at the mainland parcel. Shingle style cottage exudes richness from the timeless wood finishes, natural light from the many windows and styled lines typical of the era. The spaces are perfectly sized for entertaining on a gorgeous summer day...loungue on the dock, or the boathouse balcony, or the screened porch which is surely a favorite for cocktails. Boat the many miles of this gorgeous chain of lakes, perfect for paddling quietly or motoring, either way the lake is a stunningly beautiful uncrowded place.

AGENT REMARKS: The layout can accommodate a family in its four bedrooms, plus the second story of the boathouse has more space for summer dreaming. While you can purchase a shiny new camp, nothing comes close to a 100 year old shingle style camp and boathouse...nothing!

OWNER'S FULL LEGAL NAME: Gregory & Carolynn Schipa

SUBAGCOMM: 3BYRAGCOMM: 0BRKAGCOMM: 0AGENCY: ERTSRNTL/OCC: No Rental Program

SALETYPE: ConventionalTERMS: ConventionalSHWGINST: Call Listing Agent, Lockbox-Vacant

PENDING DATE:ACTIVE DOM:DAYS ON MARKET: 9

DISPLAY ON INTERNET: YesDISPLAY ADDRESS: YesALLOW AVM: YesALLOW COMMENTS: No

Office Name: Martha Day Realty, Inc. (#:3222)Listing Agent: Peter Day (#:1)

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