

## Additional Photos



Style: Bungalow, Camp

# Stories: Split Level

Bedrooms: 3

Full Baths: 1

Half Baths: 0

1st Floor Master: Yes

Year Built: 1924

Unit Location: None/Residential

Apx Total SqFt: 800

Fin Above Grade SqFt: 800

Fin Below Grade SqFt: 0

# Fireplaces: 1

Garage/Carport: 1 Car Garage

Seasonal Property: Yes

Area: Burke, Chateaugay, Bellmont,  
Duane, Merrill

County: Franklin

Town: Chateaugay

Subdivision: None

School District: Chateaugay

Waterfront: Yes

Waterfront Footage: 62

Body of Water: Chateaugay Lake

Assessors Parcel/Tax Map #: 132.1-2-5

Assessed Value: 119000

Volume: 2016

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Instrument: deed

Deed Date: 5/21/2021

Land Tax \$: \$1,124

School Tax \$: \$1,448

Village Tax \$: \$0

APA: Hamlet

Special Assessments: No

Total Taxes \$: \$2,572

Exemptions: No

Documents/Exemptions: No Exemptions

Lot Dimensions:

Apx Acreage: 0.18

Road/Lot Description: Gravel, Level, View-Mountains

Zoning: Residential

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer				Master Bedroom	First	10 x 10	WtoW
Living Room	First	16 x 14	Hdwd	Bedroom 2	First	10 x 10	WtoW
Dining Room	First	12 x 12	WtoW	Bedroom 3	Third	9 x 9	WtoW
Kitchen	First	12 x 12	LnIm	Bath	First	5 x 8	Tile
Utility/Laundry	First	4 x 4	EnWd				
decks	First	2 - 12 x 12	Wood				

Exterior: T1-11

Roof: Metal

Basement/Foundation: Crawl, Pier &amp; Beam

Water Heater: Electric

Heating: Electric Baseboard

A/C/Cooling: None

Electric: 200 Amps

Water/Sewer/Gas: Well Drilled

Green Features: None

Views: Lake, Residential

Interior Features/Windows: Cable TV, Ceiling Fan(s),  
Fireplace, Internet Available, Vaulted Ceiling(s)

Fireplace: Masonry

Appliances: Range/Oven-Electric, Refrigerator, Smoke  
DetectorExterior Features: Balcony-Open, Dirt Drive, Seasonal  
Usage, Storage Shed

Association Fees: 0.00

HOA Incl/Amenities: No HOA

Brokers Agent Comm: 2

Buyer Agt Comm: 2

Sub Agt Comm: 2

Remarks: West facing charming lake cottage on a level site with 62 feet of sandy lakefront on Chateaugay Lake, a large lake in the northern Adirondacks. The open floor plan features a wall of windows overlooking wide lake views. A multi level deck opens to the lake and lawn. Vaulted wood ceilings and a wood burning fireplace provide an awesome ambiance. 3 bedrooms, one full bath and a full kitchen round out the floor plan. Close to Plattsburgh and Malone for shopping and supplies. There is a bar/restaurant on the lake which is a super nice feature. The property is ready to move in and use this summer. Give us a call and set up a viewing today.