

**MLS #: L171955A (Active) List Price: \$150,000****1712 Goodnow Flow Rd Newcomb, NY 12852**

Land Type: Waterfront	Area: Newcomb
Lot Type: Views, Waterfront	County: Essex
Use: Single Family	Town: Newcomb
Waterfront: Yes	Subdivision: None
Waterfront Footage: 135	School District: Newcomb
Body of Water: Goodnow Flow	Zoning: Residential
Waterfront Info: Lake, Restricted hp	

Assessors Parcel/Tax Map #: 119.20-4-6.000		Assessed Value: 117400	
Volume: 1321	Page: 238	Instrument: deed	Deed Date: 5/31/2002
Land Tax \$: \$916	School Tax \$: \$568	Village Tax \$: \$0	APA: None
Total Taxes \$: \$1,484	Exemptions: No	Documents/Exemptions: No Exemptions	
Lot Dimensions: 135 x 200		Apx Acreage: 0.8	
Road Frontage: 200	Road/Lot Description: Private, View-Mountain, View-Water		
Water \$: \$0	Views: Lake, Mountains, Residential		
Sewer \$: \$0	Terrain: Rolling		
Utilities: Electricity Available, Phone Available		Property Information: None	
Restrictions: Yes, Residential, Single Family		Association Fees: 1200.00	
Directions: take the Goodnow Flow Road to the lake and take a right at the bulletin board, continue for 2 miles to sign			
Remarks: Private lakes such as Goodnow Flow offer a rare opportunity to live in a special environment with liked minded people. The lake is used for all water activities, with a horsepower limit on motors of 10 hp. This property of almost an acre has a gentle slope to a level lakefront area, entirely usable. 130 feet of waterfront on the lake perfect for a dock. A residence can easily be built on this property, its lends itself to a walk out lower level.			
Agent Remarks: The Goodnow Flow Association is a preservationist minded group who leases 7000 acres for its members use for all types of recreation. Adjacent to the 19,600-acre Essex Chain Lakes Complex is part of the Adirondack Forest Preserve. It is comprised of the lands and waters of the Essex Chain Lakes Primitive Area, the Pine Lake Primitive Area and the recently classified portions of the Blue Mountain Wild Forest. Located in the central Adirondacks, it contains the eight lakes of the Essex Chain, a number of other ponds & lakes, and the Hudson River forms its eastern boundary. <a href="https://www.dec.ny.gov">https://www.dec.ny.gov</a>			
Owner's Full Legal Name: WILLIAM J ERDMANN			
Sub Agt Comm: 3	Buyer Agt Comm: 3	Brokers Agent Comm: 3	Agency: ERTS
Terms: Conventional		Showing Instructions: Show Anytime, Sign	
Pending Date:	Continue to Show:	Active DOM:	Days on Market: 173
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Listing Office: Martha Day Realty, Inc. (#:3222)		Listing Agent: Peter Day (#:1)	
Main: (518) 523-4640		Agent Email: <a href="mailto:peter@marthadayrealty.com">peter@marthadayrealty.com</a>	
Fax: (518) 523-4224		Contact #: (518) 572-4165	

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