

MLS #: R169001A (Active) List Price: \$585,000 (61 Hits)

3044 County Route 26 Onchiota, NY 12989



Style: Contemporary
Stories: One and One Half
Bedrooms: 3
Full Baths: 2
Half Baths: 1
1st Floor Master: Yes
Year Built: 2005
Unit Location: None/Residential
Apx Total SqFt: 2117
Fin Above Grade SqFt: 2117
Fin Below Grade SqFt: 0
Fireplaces: 1
Garage/Carport: No Garage
Seasonal Property: No

Area: Loon Lake, Onchiota, Sugarbush
County: Franklin
Town: Franklin
Subdivision: None
School District: Saranac Lake
Waterfront: Yes
Waterfront Footage: 225
Body of Water: Loon Lake
Waterfront Info: Lake, Owned

Assessors Parcel/Tax Map #: 294.3-1-67

Assessed Value: 539700

Volume: 953

Page: 345

Instrument: deed

Deed Date: 8/1/2007

Land Tax \$: \$5,000

School Tax \$: \$5,503

Village Tax \$: \$0

APA: Low Intensity

Special Assessments: No

Total Taxes \$: \$10,503

Exemptions: No

Documents/Exemptions: No Exemptions

Lot Dimensions:

Apx Acreage: 3.39

Zoning: Residential

Road/Lot Description: Trees, View, View-Mountains, Wooded Lot

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer	First	12 x 12	Crmc	Master Bedroom	First	14 x 18	Hdwd
Living Room	First	18 x 22	Hdwd	Bedroom 2	Second	12 x 12	Hdwd
Dining Room	First	14 x 16	Hdwd	Bedroom 3	Third	12 x 12	Hdwd
Kitchen	First	16 x 20	Tile	Bath	Second	10 x 12	Lamn
Utility/Laundry	Basement			Powder Room	First	5 x 5	Lamn

Exterior: Cedar

Roof: Asphalt

Basement/Foundation: Exterior Entrance, Full, Poured

Water Heater: Electric

Heating: Propane/Hot Water

A/C/Cooling: None

Electric: 200 Amps

Water/Sewer/Gas: Well Drilled, Septic

Water \$: \$0

Sewer \$: \$0

Green Features: Low E Windows

Views: Lake, Mountains

Interior Features/Windows: Alarm System, Cathedral Ceiling(s), Ceiling Fan(s), Fireplace, Satellite Receiver, Vaulted Ceiling(s), Double Pane, Thermal Pane, Wood

Fireplace: Gas Logs, Living Room

Appliances: Carbon Monoxide Detector, Clothes Washer, Clothes Dryer, Generator, Range/Oven-Gas, Refrigerator, Smoke Detector

Exterior Features: Gas Grill, Satellite Dish-Owned

Association Fees: 0.00

HOA Incl/Amenities: No HOA

Directions: us gps

Remarks: Loon Lake Lodge A contemporary year round private waterfront home on Loon Lake nearby the Lake Placid region. This lovely wooded site is without visible neighbors or bother of any kind. The lake is several miles long and superb for boating, swimming, paddling and quiet enjoyment. Over 2000 square feet of brightly lit indoor space...plus a large deck overlooking the views. The open floor plan has abundant windows throughout the living space, a high end kitchen and dining room. First floor master and two additional bedrooms and a bath upstairs. All furnishings included.

Agent Remarks:

Owner's Full Legal Name: Craig Johnstone

Occupancy: Vacant

SubAgComm: 2

ByrAgComm: 2

BrkAgComm: 2

Agency: ERTS

Rntl Prg: Yes

SaleType: Conventional

Terms: Conventional

ShwglInst: Lockbox-Vacant, Show Anytime

Pending Date:

Continue to Show:

Active DOM:

Days on Market: 5

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: peter@marthadayrealty.com

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Information Herein Deemed Reliable but Not Guaranteed

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