



PROPERTY TYPE: L
LIST PRICE: \$24,900
STREET #: 12609
ADDRESS: State Route 30
COMMUNITY: Malone
ZIP CODE: 12953
CITY/TOWN: Malone
COUNTY: Franklin
SCHOOL DISTRICT: MALONE
AREA: Town of Malone, Bangor, Constable, Trout River

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LOT DIMENSIONS/ACRES: 72.1
APX ACREAGE: 72.1
WATERFRONT: Yes
WATERFRONT FOOTAGE: 1000
BODY OF WATER: Brook

ASSESSED VALUE: 30,700
ASSESSORS PARCEL/TAX MAP #: 184-1-25.4
LAND TAX \$: 998.75
SCHOOL TAX \$: 581.24

ROAD FRONTAGE: 250
DIRECTIONS: From Route 11, turn south onto Route 30. Property will be on west side of road across from Alder Rd, two miles north of the Town of Duane.

REMARKS: Located two miles north of the Adirondack Park, in the Lake Titus area of Malone are 72 acres of vacant land on NYS Route 30, available for purchase. This offering consists of two adjacent parcels, one, 67.1 acres and the other, 5 acres, which have Snake Brook flowing north/south. Views of the surrounding mountains can be seen throughout.

LAND TYPE: Land/Acreage
LOT TYPE: Brush Lot, Timber, Views, Waterfront, Wooded
USE: Current Use, Double Wide, Mobile Home, Single Family
TERRAIN: Level
WATER/SEWER/GAS: No Water, No Sewer
UTILITIES: Electric Available on Site, Telephone Available on Site

PROPERTY INFORMATION: None
RESTRICTIONS: No
ROAD/LOT DESCRIPTION: Paved, Public, Level, Trees, View, View-Mountain, Wooded Lot
WATERFRONT INFO: Stream, Wetlands
VIEWS: Residential, Stream, Wooded
ZONING: Residential
SOLD PRICE: \$0
PROPERTY STATUS: A

Visit NYLivingRealty.com for More Info

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