



PROPERTY TYPE: R
LIST PRICE: \$195,000
STREET #: 282
ADDRESS: Point Road
ZIP CODE: 12996
CITY/TOWN: Willsboro
COUNTY: Essex
SCHOOL DISTRICT: WILLSBORO
AREA: Willsboro, Essex, Elizabethtown, Lewis, Westport

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LOT DIMENSIONS/ACRES: 0.70
APX ACREAGE: 0.7
WATERFRONT: No
BODY OF WATER: Lake Champlain
BEDROOMS: 3
FULL BATHS: 1
HALF BATHS: 1
YEAR BUILT: 1795
APX TOTAL SQFT: 1816
FIN ABOVE GRADE SQFT: 1816
FIN BELOW GRADE %: 0
FIREPLACES: 2

ASSESSED VALUE: 128000
ASSESSORS PARCEL/TAX MAP #: 31.5-1-8
LAND TAX \$: 829.66
SCHOOL TAX \$: 1357.39

DIRECTIONS: I-87, Exit 33. Route 22 into Willsboro. Turn north onto Farrell Road and right onto Point Road. The home will be on the right.

REMARKS: Beautiful 3 bedroom, 1 1/2 bath, brick home built in 1795 with fabulous water and mountain views. Enjoy views of the Adirondack Mountains to the west and the Green Mountains in Vermont and Lake Champlain to the east. This home is located near town businesses, golf course and public boat launch.

STYLE: Old Style

STORIES: 1.5 Story

EXTERIOR: Brick

ROOF: Composition Shingle

BASEMENT/FOUNDATION: Exterior Entrance, Full

GARAGE/CARPORT: No Garage

WATER HEATER: Propane

HEATING: Propane/Hot Water

A/C/COOLING: None

ELECTRIC: 200 Amps

WATER/SEWER/GAS: Public Water, Septic

ROAD/LOT DESCRIPTION: Paved, Public, View, View-Mountains, View-Water

WATERFRONT INFO: None

VIEWS: Lake, Mountains

INTERIOR FEATURES/WINDOWS: Alarm System, Fireplace

FIREPLACE: Living Room

APPLIANCES: Dishwasher, Range/Oven-Electric, Refrigerator, W/D Hookups

EXTERIOR FEATURES: Porch-Enclosed

UNIT LOCATION: None/Residential

HOA INCL/AMENITIES: No Amenities

ZONING: Residential

SOLD PRICE: \$0

PROPERTY STATUS: A

Visit NYLivingRealty.com for More Info

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