



**PROPERTY TYPE:** L  
**LIST PRICE:** \$11,500  
**STREET #:** 0  
**ADDRESS:** Grove Ave  
**COMMUNITY:** Willsboro  
**ZIP CODE:** 12996  
**CITY/TOWN:** Willsboro  
**COUNTY:** Essex  
**SCHOOL DISTRICT:** WILLSBORO  
**AREA:** Willsboro, Essex, Elizabethtown, Lewis, Westport

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**LOT DIMENSIONS/ACRES:** 0.10  
**APX ACREAGE:** 0.1  
**WATERFRONT:** No  
**BODY OF WATER:** Lake Champlain

**ASSESSED VALUE:** 2400  
**ASSESSORS PARCEL/TAX MAP #:** 21.9-9-9  
**LAND TAX \$:** 44  
**SCHOOL TAX \$:** 26.06

**ROAD FRONTAGE:** 50  
**DIRECTIONS:** I-87, Exit 33. Route 22 South to Willsboro. Turn onto Farrell Road (town hall and Champlain National Bank.) Turn left onto Point Road, left onto Lilac, right onto Cypress, and left onto Grove. Property on right (north) side of road.

**REMARKS:** Place your RV or camper right here. Lake Access Rights to Lake Champlain. The neighborhood is quiet and the property is perfect for your weekend getaway.

**LAND TYPE:** Lots  
**LOT TYPE:** Brush Lot, Wooded  
**USE:** Current Use  
**TERRAIN:** Level

**WATER/SEWER/GAS:** Public Water, No Sewer  
**UTILITIES:** Cable TV on Site, Electric Available on Site, Telephone Available on Site  
**PROPERTY INFORMATION:** None

**RESTRICTIONS:** No  
**ROAD/LOT DESCRIPTION:** Dirt, Gravel, Public, Level, Trees, Wooded Lot

**WATERFRONT INFO:** None  
**VIEWS:** Residential, Wooded

**ZONING:** Residential  
**SOLD PRICE:** \$0  
**PROPERTY STATUS:** A

**Visit NYLivingRealty.com for More Info**

**Richard Yeager**  
**Contact #:** (518) 963-8181  
**Agent Email:** Richard@NYLivingRealty.com

**NY Living Realty**  
**Main:** (518) 963-8181  
**Fax:** (518) 375-0390  
**Web Address:** <http://www.NYLivingRealty.com>

