



PROPERTY TYPE: R
LIST PRICE: \$86,500
STREET #: 22
ADDRESS: Oak St
ZIP CODE: 12996
CITY/TOWN: Willsboro
COUNTY: Essex
SCHOOL DISTRICT: WILLSBORO
AREA: Willsboro, Essex, Elizabethtown, Lewis, Westport

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LOT DIMENSIONS/ACRES: 0.40
APX ACREAGE: 0.4
WATERFRONT: No
BODY OF WATER: Lake Champlain
BEDROOMS: 2
FULL BATHS: 2
HALF BATHS: 0
YEAR BUILT: 1999
APX TOTAL SQFT: 1013
FIN ABOVE GRADE SQFT: 1013
FIN BELOW GRADE %: 0
FIREPLACES: 0

ASSESSED VALUE: 41000
ASSESSORS PARCEL/TAX MAP #: 21.9-12-1
LAND TAX \$: 230.66
SCHOOL TAX \$: 0
TOTAL TAXES: 230.66

DIRECTIONS: 187 to Exit 33. South on Route 22 to Willsboro. Turn onto Farrell Rd. Turn left at the stop sign onto Point Rd. Turn left onto Frisbee and right onto Oak. Property will be on the right.

REMARKS: Aquatic adventures on the lake are only a short walk from this 1013-SF manufactured home in Willsboro. Features include 2 bedrooms, 2 bathrooms, master suite with deep soaker tub and separate shower, walk-in closet, welcoming living room with carpeting, casual family room, open kitchen with gas range, appliances included, laminate countertops, microwave, dishwasher, refrigerator, over size detached garage and shed. This home has air conditioning and deeded access rights to Lake Champlain.

STYLE: Single Wide

STORIES: 1 Story

EXTERIOR: Vinyl

ROOF: Composition Shingle

BASEMENT/FOUNDATION: Stone

GARAGE/CARPORT: 1 Car Garage, Detached Garage, Garage Door Opener

WATER HEATER: Electric

HEATING: Oil/Hot Air, Propane/Hot Air

A/C/COOLING: Central

ELECTRIC: 100 Amps

WATER/SEWER/GAS: Public Water, Septic

ROAD/LOT DESCRIPTION: Gravel, Public, Cleared Lot, Corner Lot, Level

WATERFRONT INFO: None

VIEWS: Residential, Wooded

INTERIOR FEATURES/WINDOWS: Cable TV, Ceiling Fan(s), Skylight(s), Walk-in Closet(s)

FIREPLACE: Ventless Gas Heater

APPLIANCES: Clothes Washer, Clothes Dryer, Dishwasher, Microwave, Range/Oven-Gas, Refrigerator, Smoke Detector

EXTERIOR FEATURES: Gravel Drive, Lake ROW, Paved Drive, Porch, Storage Shed

UNIT LOCATION: None/Residential

HOA INCL/AMENITIES: No Amenities

ZONING: Residential

TERMS: Cash, Conventional, FHA

SOLD PRICE: \$0

PROPERTY STATUS: A

Visit NYLivingRealty.com for More Info

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