



PROPERTY TYPE: R
LIST PRICE: \$299,900
STREET #: 2268
ADDRESS: Lakeshore Rd
ZIP CODE: 12936
CITY/TOWN: Essex
COUNTY: Essex
SCHOOL DISTRICT: WILLSBORO
AREA: Willsboro, Essex, Elizabethtown, Lewis, Westport

Contact NY Living Realty for More Info

LOT DIMENSIONS/ACRES: 0.10	ASSESSED VALUE: 172800
APX ACREAGE: 0.1	ASSESSORS PARCEL/TAX MAP #: 40.73-6-7
WATERFRONT: No	LAND TAX \$: 1194.64
BODY OF WATER: None	SCHOOL TAX \$: 1877.08
BEDROOMS: 3	
FULL BATHS: 2	
HALF BATHS: 0	
YEAR BUILT: 1900	
APX TOTAL SQFT: 1348	
FIN ABOVE GRADE SQFT: 1348	
FIN BELOW GRADE %: 0	
# FIREPLACES: 1	

DIRECTIONS: I87, Exit 33. Route 22 South to Essex. At the intersection of Route 22 and Lakeshore Rd (the blinking light,) drive straight. Property is on the left.

REMARKS: Chart your course and set sail from the marina adjacent to this updated, 2-story, 3-bedroom/2-bath home in Essex, NY with sensational views of Lake Champlain. Open floor plan invites hospitality or leisure. A wood stove for winter nights. Hardwood floors. Gourmet kitchen has custom cabinets, Corian countertops, pantry, stainless steel appliances included. Off street parking. Short walk to the Charlotte, VT- Essex, NY ferry. Short drive to/from Montreal, Burlington, Lake Placid, and Plattsburgh.

STYLE: Old Style

STORIES: 2 Story

EXTERIOR: Vinyl

ROOF: Composition Shingle

BASEMENT/FOUNDATION: Exterior Entrance, Full, Unfinished

GARAGE/CARPORT: No Garage

WATER HEATER: Electric

HEATING: Oil/Hot Air, Wood Stove

A/C/COOLING: None

ELECTRIC: 200 Amps

WATER/SEWER/GAS: Public Water, Septic, Propane

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

WATERFRONT INFO: None

VIEWS: Lake, Mountains, Residential

INTERIOR FEATURES/WINDOWS: Cable TV, Fireplace, Double Pane, Wood

FIREPLACE: Wood Stove, Living Room

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

EXTERIOR FEATURES: Deck

UNIT LOCATION: None/Residential

HOA INCL/AMENITIES: No Amenities

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: 0-
 Web Address: <http://www.NYLivingRealty.com>

