**MLS #: R134626A (Active)**  
**List Price:** $595,000  
**4146 State Highway 3 Star Lake, NY 13690**

**STYLE:** Adirondack, Cottage  
**# STORIES:** 2 Story  
**BEDROOMS:** 6  
**FULL BATHS:** 4  
**HALF BATHS:** 0  
**YEAR BUILT:** 1950  
**UNIT LOCATION:** None/Residential  
**APX TOTAL SQFT:** 2900  
**FIN ABOVE GRADE SQFT:** 2900  
**FIN BELOW GRADE %:** 0  
**# FIREPLACES:** 2  
**GARAGE/CARPORT:** 2 Car Garage, Detached Garage  

**ASSESSORS PARCEL/TAX MAP #:** 224.29-2-15  
**ASSESSED VALUE:** 302900  
**VOLUME:** 2005  
**PAGE:** 2740  
**INSTRUMENT:** 0  
**DATE:** 2/15/2005  
**LAND TAX #:** 6807  
**SCHOOL TAX #:** 3813  
**VILLAGE TAX:** 10620  
**TOTAL TAXES:** 10620  
**EXEMPTIONS:** Lead Paint, Property Condition  

**LOT DIMENSIONS/ACRES:** 1.3  
**APX ACREAGE:** 1.3  
**ZONING:** Residential  

**Foyer:**  
**Level:** M  
**Dim/Desc:** 18x13'5 Hdw  
**Floor:** Master Bedroom: M  
**Dim/Desc:** 15'3x12'5 Hdw  

**Living Room:**  
**Level:** M  
**Dim/Desc:** 14'2x15'8 Hdw  
**Floor:** Master Bath: M  
**Dim/Desc:** 7'9x9 Hdw  

**Dining Room:**  
**Level:** M  
**Dim/Desc:** 10x21'10 Cer  
**Floor:** Bedroom 2: M  
**Dim/Desc:** 10'3x13' Hdw  

**Kitchen:**  
**Level:** M  
**Dim/Desc:** 13x21'3 Hdw  
**Floor:** Bedroom 3: 2  
**Dim/Desc:** 12'11x9'11 Hdw  

**Great/Family Room:**  
**Level:** 2  
**Dim/Desc:** 13x21'3 Hdw  
**Floor:** Game/Rec Room:  
**Dim/Desc:** 19'7x11'8 Hdw  

**Den:**  
**Level:** M  
**Dim/Desc:** 24x14 Hdw  
**Floor:** Bedroom 3: 2  

**EXTERIOR:** Wood  
**VIEWS:** Lake, Wooded  
**INTERIOR FEATURES/WINDOWS:** Alarm System, Apartment, Fireplace, French Doors, Wood  

**BASEMENT/FOUNDATION:** Exterior Entrance, Poured  
**HEATING:** Oil/Hot Water  
**APPLIANCES:** Clothes Washer, Clothes Dryer, Dishwasher, Range/Oven-Electric, Refrigerator, Smoke Detector  
**BUILDING TYPE:** Cape Cod  
**ELECTRIC:** 200 Amps  
**EXTERIOR FEATURES:** Boat Dock, Boat House, Guest House, Paved Drive, Porch, Porch-Enclosed, Porch-Screened, Trees  

**WATER/SEWER/GAS:** Public Water, Septic  
**ASSOCIATION FEES:**  
**HOA INCL/AMENITIES:** No Amenities  

**REMARKS:** Rare opportunity to purchase a classic cottage. Main house has 6-bedrooms (2 master bedroom & bathroom suites), 4 baths, great room with fireplace, dining room with fireplace & french doors opening to a screen porch overlooking the Lake. Includes a carriage house with guest quarters, a boathouse, & an elegant sleeping lean-to. Turn-key includes all furnishings & many extras. This property has a substantial rental history & is a year-round property.

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Information Herein Deemed Reliable but Not Guaranteed

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