

MLS #: R141611A (Active) List Price: \$279,000

20 Leaning Pine RD. Belmont, NY 12969



STYLE: Adirondack, Cottage
STORIES: 2 Story
BEDROOMS: 3
FULL BATHS: 1
HALF BATHS: 0
YEAR BUILT: 1922
UNIT LOCATION: None/Residential
APX TOTAL SQFT: 1012
FIN ABOVE GRADE SQFT: 1012
FIN BELOW GRADE %: 0
FIREPLACES: 0
GARAGE/CARPOR: No Garage

AREA: Burke, Chateaugay, Bellmont, Duane, Merrill
COUNTY: Franklin
COMMUNITY: Mountain View
SUBDIVISION: Not Applicable
SCHOOL DISTRICT: MALONE
WATERFRONT: Yes
WATERFRONT FOOTAGE: 64.85
BODY OF WATER: Indian Lake

ASSESSORS PARCEL/TAX MAP #: 202.2-1-33

ASSESSED VALUE: 158 200.

VOLUME: 8 52

PAGE: 302

INSTRUMENT: deed

DATE: 4/13/2004

LAND TAX \$: 1469.38

SCHOOL TAX \$: 2528.73

VILLAGE TAX:

APA: Hamlet

SPECIAL ASSESSMENTS:

TOTAL TAXES: 3998.11

EXEMPTIONS:

DOCUMENTS/EXEMPTIONS: Deed, Lead Paint, Property Condition

LOT DIMENSIONS/ACRES: 64.85 x 694

APX ACREAGE: 0.97

ROAD/LOT DESCRIPTION: Gravel, Paved, Seasonal, Level, Trees, View, View-Water

ZONING: Residential

| | Level | Dim/Desc: | Floor: | | Level | Dim/Desc: | Floor: |
|--------------------|-------|-------------|--------|------------------|-------|-----------|--------|
| Foyer: | | | | Master Bedroom: | M | 12 x 12.2 | H dwd |
| Living Room: | M | 11.8 x 24 | H dwd | Master Bath: | M | 5.6 x 7. | Vryl |
| Dining Room: | M | 9.8 x 16.2 | H dwd | Bedroom 2: | M | 8.9 x 9.8 | H dwd |
| Kitchen: | M | 11.8 x 11.8 | Vryl | Bedroom 3: | M | 8.9 x 9.8 | H dwd |
| Great/Family Room: | | | | Utility/Laundry: | | | |
| Den: | | | | Den/Office: | | | |
| Breakfast Area: | | | | Game/Rec Room: | | | |
| | | | | Loft | 2 | 11.8 x 24 | Vryl |

EXTERIOR: Shingle, Wood

ROOF: Metal

BASEMENT/FOUNDATION: Crawl, No Basement, Pier & Beam

WATER HEATER: Electric

HEATING: Monitor, Wood Stove

A/C/COOLING: None

ELECTRIC: 100 Amps

WATER/SEWER/GAS: Well Point, Septic

VIEWS: Lake, Mountains, Wooded

INTERIOR FEATURES/WINDOWS: Free Standing Stove, Single Pane, Vinyl Clad, Wood

FIREPLACE: Wood Stove

APPLIANCES: Range/Oven-Electric, Refrigerator

EXTERIOR FEATURES: Boat Dock, Gravel Drive, Porch, Porch-Enclosed, Porch-Screened, Seasonal Usage, Storage Shed, Trees

ASSOCIATION FEES:

HOA INCL/AMENITIES: No Amenities

REMARKS: If you have been looking for that special waterfront property that has the real look and feel of the quintessential Adirondack camp, this is it. This 3 bedroom cottage, with loft, can easily sleep 8 or more. Located on Indian Lake in the Hamlet of Mt. View, it offers great swimming, boating and fishing opportunities. Sit on the dock and listen to the loons at sunrise. Read that favorite book and enjoy the summer breezes on the large screened porch. Located minutes from of The Malone Golf Course.

Information Herein Deemed Reliable but Not Guaranteed