

MLS #: L131800A (Active) List Price: \$120,000

0 Lot #4 Racquette River Tupper Lake, NY 12986



LAND TYPE: Waterfront
LOT TYPE: Private, View s, Waterfront, Wooded
USE: Single Family
WATERFRONT: Yes
WATERFRONT FOOTAGE: 345
BODY OF WATER: Raquette River
WATER FRONTAGE:
WATERFRONT INFO: River

AREA: Tupper Lke, Piercefld, Moody, Altamont, Cranberry
COUNTY: Franklin
COMMUNITY: Tupper Lake
SUBDIVISION: RACQUETTE WATERS
SCHOOL DISTRICT: TUPPER LAKE
ZONING: None

ASSESSORS PARCEL/TAX MAP #: 489.-4-4

ASSESSED VALUE: 59360.

VOLUME: 674

PAGE: 314

INSTRUMENT: 0

DATE: 5/17/1997

LAND TAX \$: 389.61

SCHOOL TAX \$: 870.28

VILLAGE TAX: 0

APA:

TOTAL TAXES: 1259.89

EXEMPTIONS:

DOCUMENTS/EXEMPTIONS: Survey, No Exemptions

LOT DIMENSIONS/ACRES: 8.21

APX ACREAGE: 8.21

ROAD FRONTAGE:

ROAD/LOT DESCRIPTION: Boat Access, Level, View -Mountain, View -Water

WATER/SEWER/GAS: Well Needed

VIEWS: Mountains, River, Wooded

WATER/SEWER: \$0

TERRAIN: Level

UTILITIES: None

PROPERTY INFORMATION: None

RESTRICTIONS: APA Restrictions

ASSOCIATION FEES:

REMARKS: It's a short boat ride to the ultimate in waterfront privacy. Accessible only by water, and offering 8+ acres of land with 345 feet of waterfront on the Raquette Pond outlet, the property is already surveyed and all approved for building. The property includes a deeded private mainland parking area and dock only 200 yards away. A rustic camp is already established on the property with dock, picnic tables, multiple fire pits, large raised tent platforms, wood storage building, and an outhouse with chemical toilet. Travel by boat directly from camp into the Village of Tupper Lake town docks for shopping, restaurants, and town park events. A canoe and small motorboat are included.

Information Herein Deemed Reliable but Not Guaranteed