MLS #: R143743A (Active)  
List Price: $239,900  
247 Junion Rd. Malone, NY 12953

**STYLE:** Contemporary, Ranch  
**# STORIES:** 1 Story  
**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**YEAR BUILT:** 2011  
**UNIT LOCATION:** None/Residential  
**APX TOTAL SQFT:** 1810  
**FIN ABOVE GRADE SQFT:** 1810  
**FIN BELOW GRADE %:** 0  
**# FIREPLACES:** 1  
**GARAGE/CARPORT:** 2 Car Garage, Attached Garage

**AREA:** Town of Malone, Bangor, Constable, Trout River  
**COUNTY:** Franklin  
**COMMUNITY:** Malone  
**SUBDIVISION:** Not Applicable  
**SCHOOL DISTRICT:** MALONE  
**WATERFRONT:** No  
**WATERFRONT FOOTAGE:** None  
**BODY OF WATER:** None

**ASSESSORS PARCEL/TAX MAP #:** 99.-1-9.150  
**ASSESSED VALUE:** 175000  
**VOLUME:** 2011  
**PAGE:** 3247  
**INSTRUMENT:** deed  
**DATE:** 6/28/2011  
**LAND TAX $:** 000.00  
**SCHOOL TAX $:** 000.00  
**VILLAGE TAX:**  
**APA:** None  
**SPECIAL ASSESSMENTS:**  
**TOTAL TAXES:**  
**EXEMPTIONS:**  
**DOCUMENTS/EXEMPTIONS:** Deed, Property Condition, STAR

**LOT DIMENSIONS/ACRES:** 3 acres  
**ROAD/LOT DESCRIPTION:** Paved, Private, Cleared Lot, Level

<table>
<thead>
<tr>
<th>Level</th>
<th>Dim/Desc</th>
<th>Floor</th>
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</thead>
<tbody>
<tr>
<td>Foyer</td>
<td>M 6 x 7.3</td>
<td>Hwd</td>
</tr>
<tr>
<td>Living Room</td>
<td>M 17.4 x 17.10</td>
<td>Hwd</td>
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<tr>
<td>Dining Room</td>
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<tr>
<td>Kitchen</td>
<td>M 13.6 x 24</td>
<td>Cera</td>
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<tr>
<td>Great/Family Room</td>
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<tr>
<td>Den</td>
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<tr>
<td>Breakfast Area</td>
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<tr>
<td>Bath 2</td>
<td>M 5.8 x 11.6</td>
<td>Tile</td>
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</tbody>
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**EXTERIOR:** Vinyl  
**ROOF:** Composition Shingle  
**BASEMENT/FOUNDATION:** Full, Unfinished, Poured, Slab  
**WATER HEATER:** Electric  
**HEATING:** Above Ground Tank, Propane/Hot Air  
**A/C/Cooling:** None  
**ELECTRIC:** 200 Amps  
**WATER/SEWER/GAS:** Well Drilled, Septic

**VIEWS:** Meadow, Wooded  
**INTERIOR FEATURES/WINDOWS:** Cathedral Ceiling(s), Ceiling Fan(s), Triple Pane, Vinyl Clad  
**FIREPLACE:** Gas Logs  
**APPLIANCES:** Carbon Monoxide Detector, Clothes Washer, Clothes Dryer, Dishwasher, Microwave, Range/Oven-Electric, Refrigerator, W/D Hookups  
**EXTERIOR FEATURES:** Deck, Gravel Drive, Horses Allowed, Porch-Covered, Storm Doors  
**ASSOCIATION FEES:**  
**HOA INCL/AMENITIES:** No Amenities

**REMARKS:** This 1800 Sq.Ft, 3 bedroom, 2 bath contemporary ranch home was built in late 2011 and is move in ready. Tastefully appointed with top of the line fixtures and a great wall colors. The livingroom has beautiful hardwood floors and a gas fireplace. The master bedroom has it's own bath with double sinks and oversized walk-in closets. Only minutes from the Village of Malone on a 3 acre country lot. Call for your showing today.

Information Herein Deemed Reliable but Not Guaranteed