

**MLS #: R147701A (Active) List Price: \$315,000**

**257 Columbian Rd. Cranberry Lake, NY 12927**



**STYLE:** Cottage  
**# STORIES:** 1.5 Story  
**BEDROOMS:** 2  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**YEAR BUILT:** 1930  
**UNIT LOCATION:** None/Residential  
**APX TOTAL SQFT:** 1174  
**FIN ABOVE GRADE SQFT:** 1174  
**FIN BELOW GRADE %:** 0  
**# FIREPLACES:** 1  
**GARAGE/CARPORT:** Detached Garage

**AREA:** Tupper Lke, Piercefld, Moody, Altamont, Cranberry  
**COUNTY:** St Lawrence  
**COMMUNITY:** Clifton  
**SUBDIVISION:** Not Applicable  
**SCHOOL DISTRICT:** CLIFTON-FINE  
**WATERFRONT:** Yes  
**WATERFRONT FOOTAGE:** 68  
**BODY OF WATER:** Cranberry Lake

**ASSESSORS PARCEL/TAX MAP #:** 216.023-1-20

**ASSESSED VALUE:** 187000

**VOLUME:** 971

**PAGE:** 754

**INSTRUMENT:** Deed

**DATE:** 1/4/1983

**LAND TAX \$:** 2785

**SCHOOL TAX \$:** 2298

**VILLAGE TAX:** **APA:** Mod Intensity

**SPECIAL ASSESSMENTS:**

**TOTAL TAXES:** 5083

**EXEMPTIONS:**

**DOCUMENTS/EXEMPTIONS:** Deed, Property Condition

**LOT DIMENSIONS/ACRES:** 68 x 365

**APX ACREAGE:** 0.56

**ROAD/LOT DESCRIPTION:** Paved, Public, View

**ZONING:** Residential

|                    | Level: | Dim/Desc:  | Floor: |                  | Level: | Dim/Desc:   | Floor: |
|--------------------|--------|------------|--------|------------------|--------|-------------|--------|
| Foyer:             |        |            |        | Master Bedroom:  | M      | 16 x 8      | Hdwd   |
| Living Room:       | M      | 13 x 29    | WtoW   | Master Bath:     |        |             |        |
| Dining Room:       | M      | 13 x 15'7  | WtoW   | Bedroom 2:       | 2      | 12 x 12'10  | Lamn   |
| Kitchen:           | M      | 9'8 x 13'9 | LnIm   | Bedroom 3:       |        |             |        |
| Great/Family Room: |        |            |        | Utility/Laundry: |        |             |        |
| Den:               |        |            |        | Den/Office:      |        |             |        |
| Breakfast Area:    |        |            |        | Game/Rec Room:   |        |             |        |
|                    |        |            |        | Bath:            | M      | 10'2 x 5'10 | LnIm   |

**EXTERIOR:** Wood

**ROOF:** Composition Shingle

**BASEMENT/FOUNDATION:** Partial, Unfinished

**WATER HEATER:** Electric

**HEATING:** Oil/Hot Air, Wood Stove

**A/C/COOLING:** None

**ELECTRIC:** 150 Amps

**WATER/SEWER/GAS:** Well Drilled, Septic

**VIEWS:** Lake, Mountains

**INTERIOR FEATURES/WINDOWS:** Fireplace

**FIREPLACE:** Wood Stove

**APPLIANCES:** Clothes Washer, Clothes Dryer, Dishwasher, Range/Oven-Electric, Refrigerator

**EXTERIOR FEATURES:** Deck, Paved Drive

**ASSOCIATION FEES:**

**HOA INCL/AMENITIES:** No Amenities

**REMARKS:** Right on the water, and great views from the house and deck, this cottage is sheltered from prevailing winds on the third largest Lake in the Adirondack Park with miles of boating, access to hiking, and snowmobiling. Well-maintained, heated and also has a stone fireplace with wood stove insert, this cottage has a great rental history. Two garages offer extra storage space. Fully furnished, and ready to use. Please do not walk property without your agent.

Information Herein Deemed Reliable but Not Guaranteed