



\$419,000

1455 US ROUTE 9, SCHROON LAKE, NY 12870

<https://fallatigroup.com>

Sunny, light filled 3 bedroom, 2 bath home in coveted Schroon Lake. Newer high efficiency furnace, with on demand hot water, as well as 2 mini splits to stay comfortable year round. Decks on front and back of home so you can follow the sun! Huge skylight in kitchen, and gas stove! Laundry main level. Storage abounds in basement, garage/workshop, with 4 heated bays, 2 w/10ft doors, bonus room above. In-ground sprinkler system on large front lawn. A short drive to boating on Schroon Lake or watching sunsets from the sandy beach. In winter, a very active ice fishing community, and active pickle ball groups. Gore Mountain, with its soon to build 30 million dollar lodge and zip coaster 30 minutes away, [...]

- 3 beds
- Single Family Residence
- Residential
- Active

Basics



Date added: Added 7 months ago
List Office Name: Gallo Realty ADK Inc
List Agent Office Phone: 305-393-1861
Living Area sqft: 1288
Category: Residential
Status: Active
Bedrooms: 3 beds
Year built: 1992

MLS ID: 202412918
List Agent Email: smithk@consultant.com
County: Essex
Lot Size Acres: 1.38 acres
Type: Single Family Residence
Total Rooms: 8
Half baths: 0 half baths
Zoning: Single Residence

Directions

Directions: Exit 27 to Route 9 North, follow thru Town past Pitkins Cafe and Church and exit town, proceed on same road, Route 9 to address (if you get to entry for Severance Mountain hiking trails, you have gone too far)

Building Details

Construction Materials: Vinyl Siding

Patio & Porch: Rear Porch, Composite Deck, Deck, Front Porch

Attached Garage: 1

Garage Spaces: 4

Basement: Full, Heated, Walk-Out Access

Roof: Asphalt, Other

Windows: Screens, Double Pane Windows

Property Condition: Updated/Remodeled

Architectural Style: Hillside Ranch, Ranch

Doors: Sliding Doors

Interior Features



Floor Covering: Carpet, Ceramic Tile, Laminate

Heating: Forced Air, Oil, Other

Cooling: Ductless, Other

Appliances: Convection Oven, Dishwasher, Gas Oven, Microwave, Oven, Range, Refrigerator, Tankless Water Heater, Washer/Dryer

Interior Features: High Speed Internet, Ceramic Tile Bath

Laundry Features: Laundry Room, Main Level

Bathrooms Full: 2

Bathrooms Total: 2

Exterior Features

Parking: Attached, Detached, Driveway, Garage Door Opener, Heated Garage, Paved, Workshop in Garage

Exterior Features: Drive-Paved

Lot Size Units: Acres

Lot Size Area: 1.38

Lot Features: Other, Road Frontage, Sprinklers In Front, Landscaped

Road Frontage: Other

Amenities & Features

Utilities: Cable Connected

Sewer: Septic Tank

Water: Public

Electric: 200+ Amp Service

Other Equipment: Irrigation Equipment

Security Features: Secured Garage/Parking, Smoke Detector(s), Carbon Monoxide Detector(s)

Additional

Buyer Agency Compensation: 2.50

Sub Agency Compensation: 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial



Possession: At Closing

Special Listing Conditions: Standard

Tax Annual Amount: \$3,206.43

Tax Block: 1

Tax Lot: 1.111

Tax Tract: 147.05

School Information

Elementary School: Schroon Lake Central **High School:** Schroon Lake Central

High School District: Schroon Lake

