



\$423,500

4098 COUNTY ROUTE 48, ARGYLE, NY 12809

<https://fallatigroup.com>

Three season cottage and panoramic views! Cozy bedrooms and spacious full bathroom. Sparkling water views, can't pass up sunsets in a pastoral setting. Fishing enthusiasts paradise; waterfowl ever present. Excellent location for outdoor activities; pristine scenic lakefront site

- 3 beds
- Cabin
- Residential
- Active

Basics



Date added: Added 7 months ago
List Office Name: Whipple City Realty Group Inc.
List Agent Office Phone: 518-281-1492
County: Washington
Lot Size Acres: 0.38 acres
Type: Cabin
Total Rooms: 6
Half baths: 0 half baths

MLS ID: 202413992
List Agent Email: bobbistonrealtor@gmail.com
Days On Market: 2
Living Area sqft: 1300
Category: Residential
Status: Active
Bedrooms: 3 beds
Year built: 1960

Directions

Directions: State Route 40 North to County Route 49 to County Route 48 to sign on right

Building Details

Construction Materials: Tex 11 Siding
Basement: Crawl Space
Architectural Style: Cottage
Fencing: None

Patio & Porch: Deck
Roof: Asphalt, Rubber
Doors: Sliding Doors

Interior Features

Heating: Forced Air, Propane
Appliances: Cooktop, Electric Oven
Fireplace Features: Living Room, Wood Burning
Laundry Features: Laundry Closet, Main Level, Washer Hookup
Bathrooms Total: 1

Cooling: Central Air
Fireplace: 1
Interior Features: Cathedral Ceiling(s)
Bathrooms Full: 1



Exterior Features

Exterior Features: Lighting

Lot Size Area: 0.38

View: Water

Lot Size Units: Acres

Lot Features: Road Frontage, Views, Cleared

Amenities & Features

Sewer: Septic Tank

Waterfront Features: Waterfront Deck, Lake Front

Water: Drilled Well

Body of Water: Cossayuna Lake

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

Tax Annual Amount: \$6,718.28

Tax Lot: 30.000

Special Listing Conditions: Standard

Tax Block: 1

Tax Tract: 198.11

School Information

Elementary School: Argyle K-8

High School District: Argyle

High School: Argyle

