



\$769,000

9 CHIPPEWA LOOP, HORICON, NY 12815

<https://fallatigroup.com>

Lake Rights with a VIEW!!! 4BD/2BA with open floor plan, large deck, deeded docking, shared 350'+ + sandy beach in a very small association on Brant Lake. One of the only homes for sale on Brant this year!

- 4 beds
- Single Family Residence
- Residential
- Active

Basics

Date added: Added 5 months ago

List Office Name: Gallo Realty ADK Inc.

List Agent Office Phone: 518-321-0076

Living Area sqft: 1568

Category: Residential

Status: Active

Bedrooms: 4 beds

Year built: 1965

MLS ID: 202415768

List Agent Email: cmead3@nycap.rr.com

County: Warren

Lot Size Acres: 0.16 acres

Type: Single Family Residence

Total Rooms: 8

Half baths: 1 half bath

Zoning: Single Residence



Directions

Directions: I87 to Exit 25, right off the exit through the hamlet of Brant Lake, take lower Palisades Rd, to Chippewa Cottages on your left, see sign.

Building Details

Construction Materials: Wood Siding

Basement: Crawl Space, Exterior Entry, Unfinished

Windows: Insulated Windows

Architectural Style: Chalet

Patio & Porch: Deck, Glass Enclosed, Porch

Roof: Metal

Property Condition: Updated/Remodeled

Doors: Storm Door(s)

Interior Features

Floor Covering: Carpet, Linoleum **Heating:** Baseboard, Ductless, Electric, Heat Pump, Humidity Control, Wood Stove

Cooling: Window Unit(s)

Appliances: Built-In Electric Oven, Cooktop, Dishwasher, Electric Water Heater, Microwave, Refrigerator, Washer/Dryer

Laundry Features: Main Level

Bathrooms Full: 1

Bathrooms Total: 2

Exterior Features

Exterior Features: Gas Grill, Dock **Lot Size Units:** Acres

Lot Size Area: 0.16

Lot Features: Sloped, Views, Landscaped, Waterfront

View: Lake

Amenities & Features



Utilities: Cable Available

Sewer: Septic Tank

Water: Public

Electric: 200+ Amp Service

Waterfront Features: Lake/River Across Rd, Shared, Beach Front, Deeded Water Access

Body of Water: Brant Lake

HOA Amenities: Beach Access, Boat Dock, Lake Access

Fees

HOA Fee: \$1,640

HOA Fee Frequency: Annually

HOA Fee Includes: Maintenance Grounds, Snow Removal

Additional

Buyer Agency Compensation: 2.00

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: \$4,554

Tax Block: 1

Tax Lot: 20.000

Tax Tract: 71.12

School Information

Elementary School: North Warren Central **High School:** North Warren Central

High School District: North Warren

