

# GOOD MORNING REALTY



Bedroom



Stairway



Bedroom



Enclosed Porch Overlooks Sugar River

For More Information Contact:  
Britt Abbey  
NYS Licensed Real Estate Broker  
(315) 376-8688 Office  
(315) 783-9773 Cell  
Britt@GoodMorningRealty.com  
7556 So. State Street, Lowville, NY 13367

For A Video Tour, Tax Map or Disclosures  
On This Property, Log Onto:

[WWW.GOODMORNINGREALTY.COM](http://WWW.GOODMORNINGREALTY.COM)

THE LOCAL REAL ESTATE MARKETING FIRM YOU CAN DEPEND ON!



5 Bedroom/ 1.5 Bath Single Family  
On 11.8 Acres with Direct Access to  
Snowmobile and ATV Trails



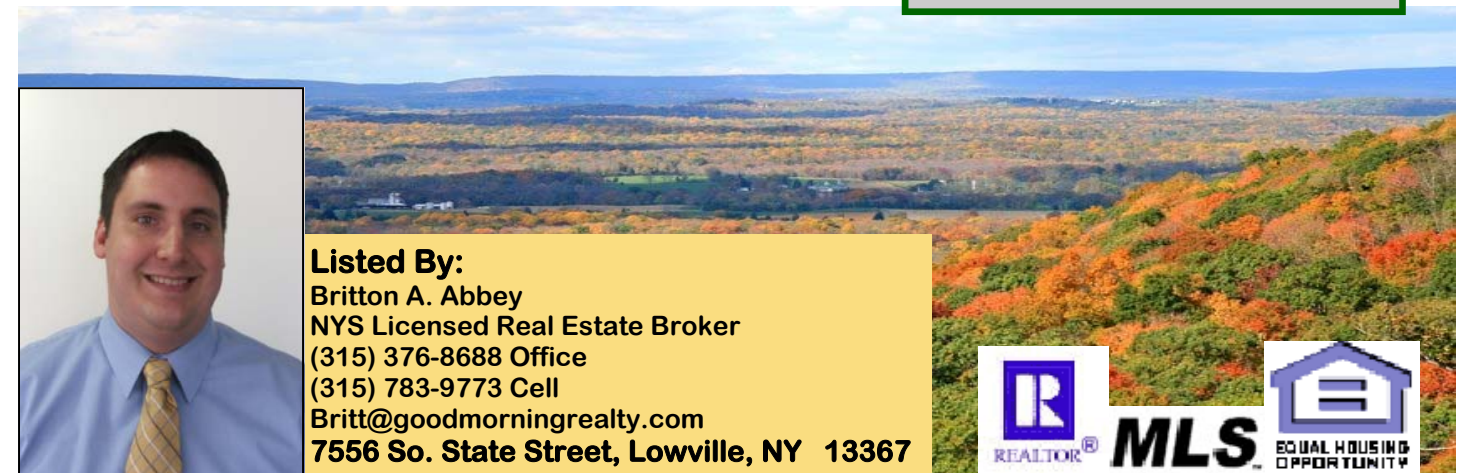
Buy Today for \$185,000

MLS# S1177399  
5758 W. Main St.  
Constableville, NY 13325

T/O West Turin



3-Car Detached Garage  
w/2nd Level Apartment (unfinished)



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Living Room



Kitchen

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Information Provided Herein Is Believed Reliable But Not Guaranteed

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## PROPERTY INFORMATION

<b>Lot Size:</b>	11.8 Acres +/-
<b>Tax Parcel Number:</b>	366.13-01-2.11
<b>Living Space:</b>	3,080 Square Feet +/-
<b>Tax Assessment:</b>	\$122,400
<b>Tax:</b> (Includes Town, County, Village and School)	\$3,727 +/-
<b>Bedrooms:</b>	4-5
<b>Baths:</b>	1 Full/1 Half
<b>Sewer:</b>	Public Connected
<b>Water:</b>	Public Connected
<b>Electric Service:</b>	200 Amp, CB
<b>Age:</b>	Built in 1850
<b>School:</b>	South Lewis
<b>Foundation:</b>	Stone
<b>Siding:</b>	Vinyl
<b>Roofing:</b>	Steel
<b>Heating:</b>	FWA—Propane
<b>Garage:</b>	3 Car Detached

Do you have a large group and are tired of paying for multiple hotel rooms when you're coming to snowmobile or ride ATVs on the Tug Hill? Have you been thinking of opening a bed and breakfast or do you just need a large house with room to spread out and breathe the fresh country air? Listed for sale is a 3,080SF, four bedroom Victorian home in Constableville, NY. The home is set up with large mud room/gear storage area and two levels of porches that overlook the nearly 1/4 mile of frontage on the Sugar River. If 4 bedrooms isn't enough, the three bay garage includes a second level which has been partitioned and rough wired for an additional apartment! Come in from the cold and warm up next the propane stove, fireplace or in the hot tub that overlooks the valley! Call today for a showing!

**Price Reduced:**  
**\$185,000**



Dining Room



Hot Tub



Large Mud Room