

# GOOD MORNING REALTY



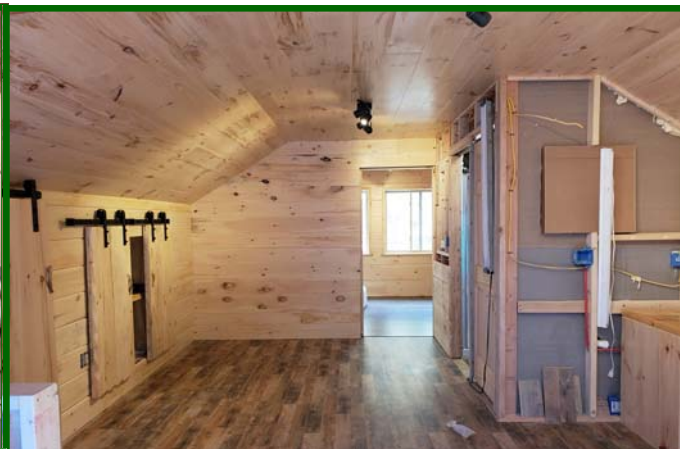
Opposite Bedroom View Overlooking Family Area



Most Contents Included – Direct TV Access



Hi Ceiling - Heated Garage – 4 Wheeler Included  
Ski Doo 585 and Polaris 800 Snowmobiles Included



Finished Space Over the Garage – Exciting Extra!

For More Information Contact:  
Roger Abbey  
NYS Licensed Real Estate Broker  
(315) 376-8688 Office  
(315) 408-7416 Cell  
Roger@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!



Buy Today for \$199,000

Horse Access to 1000+ Acres Over  
the Otter Creek Trail System  
ATV, Snowmobile, & Hunting  
Off the Grid —Solar Powered!  
& Back-up Generator System

5785 Van Arnam Rd.  
Grieg, NY 13345



Adirondack Style Cabin  
Custom Workmanship.  
5 Minute Walk to Otter Creek+/-



Lewis County, Jewel of the North Country



MLS



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Video Tour at  
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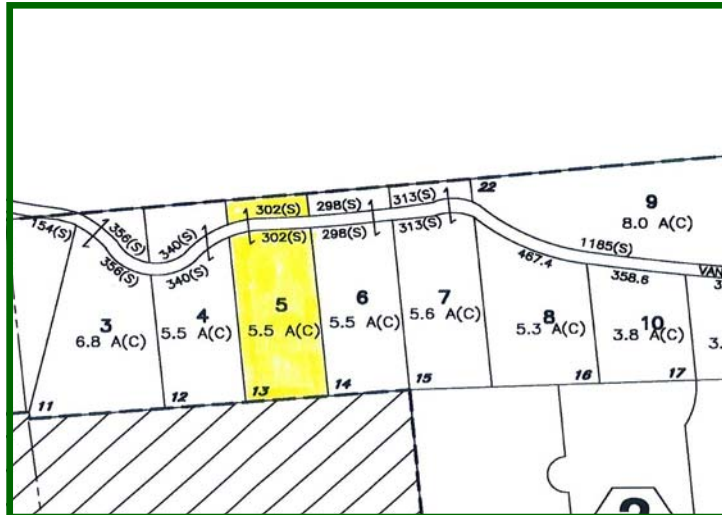
Residential

MLS S1192544

T/O Grieg



# GOOD MORNING REALTY



Tax Map



Great Room Over Garage



Kitchen Area – All appliances & kitchen contents incl.



Laundry in First Level Bath

For Additional Information On This Property, Including Video Tour, Tax Map and Disclosures, Log Onto:

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Information Provided Herein Is Believed Reliable But Not Guaranteed

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## PROPERTY INFORMATION

**Lot Size:** 5.5 Acres+  
**Tax Parcel Number:** 232600-261-0002-006  
**Living Space:** 1,075 SF +/-  
**Tax Assessment:** \$109,100  
**Tax:** \$2,580+/- w/o STAR Discount  
 (Includes Town, County and School)  
**Bedrooms:** 1  
**Baths:** 1  
**Sewer:** 1000 Gallon + Leach + 2-500 Gal. Tanks Perforated as camper dumping stations  
**Water:** Drilled Well (100'+-)  
**Electric Service:** 2- 100 AMP- 1 House&1Garage  
**Age:** 2006/New Over Garage  
**School:** South Lewis  
**Foundation:** Piers Sona Tubes with Pressure Treated Posts  
**Siding:** Board and Batten  
**Roofing:** Steel  
**Heating:** 2 Direct Vent Propane & Wood Stove  
**Basement:** None  
**Appliances:** Refrigerator (Electric) Stove (Propane) Washer/Dryer (Propane)  
**Garage:** 2 Car-32'x32' Heated w/Wood Stv + Half Story 1 Bedroom Efficiency (Mostly Finished)  
**Extras:** Mostly furnished - Main House rented to tenants with horses for \$700@weekend. 1000 Acres of State Land across the road and 5 minute walk from Otter Creek. Cherry 1st Level Flooring & Tile kitchen floor. Raspberry Marble Flooring in Bath. Most wood to construct taken from property. Adirondack Style detailing. Camper site across the road pays for taxes. 5000 Watt Winco wired in backup generator system with full house solar system including 8 Delco Solar Batteries -4500 Watt Inv. Magna Sine. Call for details.

**Buy Today For:**  
**\$199,000**



Great Room



Kitchen Area



Most Contents to Stay