



MLS#: **S1184867**      **Single Family Residential**      **A-Active**  
[8212 State Route 26](#)      List Price: **\$150,000**  
 County: **Lewis**      Zip: **13367**      Acres: **1.00**  
 Town: **Lowville**      Pstl City: **Lowville**      Cross St: **Sharp Road**  
 Area #: **Lowville-233689**  
 Subdivision:      Lot Front: **218**  
 TxMap#: **233689-177-000-0002-012-000-0000**      Lot Depth: **65**  
 City Nghbrhd:      Lot Shape:      Lot #: **12**  
 School Dist: **LowvilleAcademy and Central**      SqFt: **1,320**  
 High School:      Year Built: **1968**  
 Middle School:      Yr Blt Desc: **Existing**  
 Elem School:      # Photo: **17**

General Information

Style of Res:	<b>Ranch</b>	Full Baths:	<b>1</b>	Bedrooms:	<b>4</b>	Beds Full:	<b>1</b>	Half:	<b>1</b>
Built By:		Half Baths:	<b>1</b>	Total Rooms:	<b>5</b>	1st Flr:	<b>3</b>		<b>1</b>
Stories:	<b>1.0</b>	Tot Baths:	<b>1.1</b>	# Beds/Sept:		2nd Flr:	<b>0</b>		<b>0</b>
Exter Constr:	<b>Vinyl</b>					3rd Flr:	<b>0</b>		<b>0</b>
Driveway:	<b>Blacktop</b>					4th Flr:	<b>0</b>		<b>0</b>
Garage:	<b>4.0/Attached</b>					Bsmnt:	<b>1</b>		<b>0</b>
						Total:	<b>4</b>		<b>1</b>

Lot Info: **Agricultural District, Commercial Zoning, Primary Road**      Roof Descr:  
 Attic: **None**      Foundation: **Block**  
 Basement: **Full, Partially Finished**  
 Waterfront: **No**      Footage:      Riparian Rgts? **No**  
 Name:      Island Name:

Public Remarks: **3-4 bedroom ranch home located just outside Lowville. Home features 4-car attached garage with storage above. From garage, you enter a family room or possible first floor bedroom with two additional bedrooms and living room/kitchen area beyond. Basement if finished off with an additional bedroom and rec room. Owner has updated flooring, put on new roof, new Lennox propane furnace with potential hook-up for central air, new appliances in kitchen are included, new electric entrance, new counter tops, new windows and more. All major work has been done, just move in and enjoy.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Lowville, head north on NYS Rte 26. Property is on your right. Look for sign.**

Interior & Exterior Features

Add'l Rooms:	<b>1st Floor Bedroom, 1st Floor Master Bedroom, Basement / Rec Room, Bonus Room, Laundry-Basement, Living Room</b>	Total FP: <b>1</b>	# Artificial:	<b>0</b>
Add'l Interior Features:	<b>Ceiling Fan, Circuit Breakers - Some, Sliding Glass Door</b>	# Gas:	<b>1</b>	
Add'l Exterior Features:	<b>Deck, Garage Door Opener, High Speed Internet, Partially Fenced Yard</b>	# Pellet:	<b>0</b>	
Add'l Struct:		# Wood Burning:	<b>0</b>	
Kitch/Dining:	<b>Eat-In, Kitchen/Family Room Combo</b>	# Wood Stove:	<b>0</b>	
Appliances:	<b>Oven/Range Electric</b>	# Coal:	<b>0</b>	
Accessibility:		# Other:	<b>0</b>	
Floor:	<b>Laminate-Some, Wall To Wall Carpet-Some</b>	# Freestanding:	<b>0</b>	
		# Not Rep to Code:	<b>0</b>	

Utilities Information

HVAC Type:	<b>Baseboard, Forced Air</b>	Sewer:	<b>Septic</b>
Heating Fuel:	<b>Electric, Propane</b>	Water:	<b>Well</b>
Water Htr Fuel:	<b>Electric</b>	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	<b>Front of house</b>
Type of Well:	<b>Drilled</b>		

Financial Information

Possible Fin:	<b>Cash, Conventional, FHA, VA</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$1,443</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$150,000.00</b>	City/Vil Tax:	<b>\$0</b>
2nd Mrt Bal:	<b>\$0</b>			School Tax:	<b>\$860</b>
Tax Info:		Annl Spc Assess:	<b>\$0</b>	Total Taxes:	<b>\$2,303</b>
Assess Val:	<b>\$119,100</b>			Lot Rent:	
HOA Pay Desc:	<b>None</b>	DOM:	<b>60</b>	Closed Date:	
HOA Fee:					
HOA Amen:					
Sale Price:					

Carole Dunbar  
NY Licensed Assoc. R.E. Broker

MLS#: **S1184867**  
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