



New Listing

MLS#: **S1192544** **Single Family Residential** **A-Active**
5785 Van Arnam Rd **List Price: \$199,000**
 County: **Lewis** Zip: **13345** Acres: **5.50**
 Town: **Greig** Pstl City: **Greig** Cross St: **Brantingham Hill Road**
 Area #: **Greig-232600** Lot Front: **604**
 Subdivision: Lot Depth: **1**
 TxMap#: **232600-261-000-0002-006-000-0000** Lot Shape: **Rectangular**
 City Nghbrhd: Lot #: **6**
 School Dist: **South Lewis** SqFt: **1,075**
 High School: **South Lewis Senior High**
 Middle School: **South Lewis Middle** Year Built: **2006**
 Elem School: **Glenfield Elementary** Yr Blt Desc: **Existing**
 # Photo: **35**

General Information

Style of Res:	Cabin	Full Baths:	1	Bedrooms:	1	Beds	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	3	1st Flr:	0	1	0
Stories:	1.7	Tot Baths:	1.0	# Beds/Sept:		2nd Flr:	1	0	0
Exter Constr:	Wood					3rd Flr:	0	0	0
Driveway:	Circular					4th Flr:	0	0	0
Garage:	2.0/2nd Garage, Detached					Bsmnt:	0	0	0
						Total:	1	1	0

Lot Info: **Horses Permitted, Rural Road, Secluded, Wooded Lot** Roof Descr: **Metal**
 Attic: **None** Foundation: **Pier and Beam**
 Basement: **None**
 Waterfront: **No** Footage: Riparian Rgts? **No**
 Name: Island Name:

Public Remarks: **This choice piece of real estate has access to the Otter Creek Trail System-to over 1000 acres of State Land & within five minutes walk+- to Otter Creek. ATV & Snowmobiles are permitted up & down the road. Off the grid; this custom built cabin- of considerable timber found on the site- is Solar Self-Sustaining. See attached Fact Sheet. Considerable detail has been made to create a charming Adirondack Style Gem. Loft bedroom could be divided into 2 good sized bedrooms. Flooring in bath is of raspberry marble, carpeted bedroom & cherry & tile on the 1st. Nearly all contents are included-even 2 snowmobiles and 1 ATV. Garage offers high ceiling, is insulated, and heated. Additional finished are is on the second level. Across road is RV camping spot-pays taxes! B/U generators incl.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **Brantingham Hill Rd left onto Van Arnam Rd, down +-3.3 miles. If one continues down the road veering left another 2 miles one comes out on the Grieg Road. OR go up Eatonville Road from Grieg Rd, right at the fork for total of 2 miles.**

Interior & Exterior Features

Add'l Rooms:	Great Room, Laundry-1st Floor, Loft, Porch - Open, Workshop	Total FP: 1	# Artificial:	0
Add'l Interior Features:	Circuit Breakers - Some		# Gas:	0
Add'l Exterior Features:			# Pellet:	0
Add'l Struct:	Shed		# Wood Burning:	0
Kitch/Dining:	Breakfast Bar		# Wood Stove:	1
			# Coal:	0
			# Other:	0
			# Freestanding:	0
			# Not Rep to Code:	0

Appliances: **Dryer, Oven/Range Gas, Refrigerator, Washer**
 Accessibility:
 Floor: **Hardwood-Some, Tile-Some, Wall To Wall Carpet-Some**

Utilities Information

HVAC Type:	Other - See Remarks, Solar, Stove	Sewer:	Septic
Heating Fuel:	Propane, Wood	Water:	Well
Water Htr Fuel:	Propane	ENERGY STAR® Qualified:	
Emerg Backup:	Generator - Permanent	Well Location:	Between house and garage
Type of Well:	Drilled		

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$1,189
1st Mtg Bal:	\$0	Equity:	\$199,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$1,391
Tax Info:				Total Taxes:	\$2,580
Assess Val:	\$109,100	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None				
HOA Fee:		DOM:	2	Closed Date:	
HOA Amen:					
Sale Price:					

Carole Dunbar

NY Licensed Assoc. R.E. Broker

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Good Morning Realty

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