



New Listing

MLS#: **S1225789** **Single Family Residential** **A-Active**
6419 Cabin Point Rd List Price: **\$350,000**
 County: **Lewis** Zip: **13343** Acres: **0.90**
 Town: **Watson** Pstl City: **Glenfield** Cross St: **East Shore Rd.**
 Area #: **Watson-235200**
 Subdivision: Lot Front: **125**
 TxMap#: **235200-231-002-0003-048-000-0000** Lot Depth: **312**
 City Nghbrhd: Lot Shape:
 School Dist: **South Lewis** Lot #: **48**
 High School: **South Lewis Senior High** SqFt: **1,071**
 Middle School: **South Lewis Middle** Year Built: **1964**
 Elem School: **Glenfield Elementary** Yr Blt Desc: **Existing**
 # Photo: **24**

General Information

Style of Res:	Contemporary, Cottage, Ranch	Full Baths:	2	Bedrooms:	2	Beds Full	2	Half	0
Built By:		Half Baths:	0	Total Rooms:	6	1st Flr:	1	2	0
Stories:	1.0	Tot Baths:	2.0	# Beds/Sept:		2nd Flr:	0	0	0
Exter Constr:	Vinyl					3rd Flr:	0	0	0
Driveway:	Stone/Gravel					4th Flr:	0	0	0
Garage:	2.0/Detached					Bsmnt:	1	0	0
Lot Info:	Beach/Water Access - See Remarks, Private Road, Slope View, Water View	Roof Descr:	Metal			Total:	2	2	0
Attic:	None	Foundation:	Block						
Basement:	Full, Partially Finished								
Waterfront:	Yes/Lake	Footage:	126	Riparian Rgts?	No				
Name:	Chase Lake	Island Name:							
Public Remarks:	If you're looking for an impeccable year-round residence on a pristine Adirondack lake, look no further. Located on Chase Lake, a private non-motorized 120 acre lake, which is situated in the western Adirondacks, this magnificent home was stripped to the studs and updated with great detail in 2015. The open concept floor plan allows views of the lake from the great room, kitchen, master suite and finished basement. The kitchen showcases custom cabinetry, granite counter tops, & a custom office area which also overlooks the water. The first floor also includes a master suite with walk-in closet, private bathroom & a second full bathroom for guests with laundry area. The finished basement could be a second bedroom or rec area & walks out to the lake front. Call today to schedule your tour.								

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Chase Lake Rd/Erie Canal Rd, turn onto Sand Pond Rd. Take your second left onto East Shore Rd. Turn left onto Cabin Point Rd, and the garage will be on your right. The house sits down closer to the water.**

Interior & Exterior Features

Add'l Rooms:	1st Floor Bedroom, Basement / Rec Room	Total FP:	1	# Artificial:	0
Add'l Interior Features:	Cathedral Ceiling, Cedar Closets, Ceiling Fan, Circuit Breakers - Some, Natural Woodwork - some, Pex Plumbing- Some	# Gas:	1	# Pellet:	0
Add'l Exterior Features:	Deck, Dock- see Remarks, Thermal Windows - Some	# Wood Burning:	0	# Wood Stove:	0
Add'l Struct:	Barn / Outbuilding	# Coal:	0	# Other:	0
Kitch/Dining:	Breakfast Bar, Country Kitchen, Granite Counter, Kitchen/Family Room Combo, Living/Dining Combo	# Freestanding:	0	# Not Rep to Code:	0
Appliances:	Dishwasher, Dryer, Oven/Range Gas, Refrigerator, Washer				
Floor:	Hardwood-Some				

Utilities Information

HVAC Type:	Baseboard, Heated Floors, Radiant	Sewer:	Septic
Heating Fuel:	Propane	Water:	Well
Water Htr Fuel:	Propane	ENERGY STAR® Qualified:	
Emerg Backup:	Generator - Permanent	Well Location:	Right Side (looking from Garage)
Type of Well:	Dug		

Financial Information

Possible Fin:	Cash, Conventional, VA	Type of Sale:	Normal	Town/Cnty Tax:	\$2,551
1st Mtg Bal:	\$0	Equity:	\$350,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$2,582
Tax Info:				Total Taxes:	\$5,133
Assess Val:	\$201,000	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	Annually				
HOA Fee:	\$250				
HOA Amen:	Other - See Remarks				
Sale Price:		DOM:	1	Closed Date:	

Carole Dunbar
 NY Licensed Assoc. R.E. Broker

MLS#: **S1225789**
 Good Morning Realty
 7556 South State St Lowville, NY 13367

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies.
 Listing content is not guaranteed accurate by the MLS Tuesday, September 17, 2019