



MLS#: **S1113156** **Single Family Residential** **A-Active**
7709 Park Ave **List Price: \$159,900**
County: **Lewis** Zip: **13367** Acres: **0.21**
Town: **Lowville** Pstl City: **Lowville** Cross St: **Bostwick Street**
Area #: **Lowville-Village-233601**
Village: **Lowville-Village** Lot Front: **56**
Subdivision: Lot Depth: **160**
TxMap#: **233601-212-007-0005-020-000-0000** Lot Shape:
City Nghbrhd: Lot #: **20**
School Dist: **LowvilleAcademy and Central** SqFt: **2,814**
High School: **Lowville Hs**
Middle School: **Lowville Middle** Year Built: **1890**
Elem School: **Lowville Elementary** Yr Blt Desc: **Existing**
Photo: **17**

General Information

Style of Res: **2 Story, Old Style, Victorian** Full Baths: **1** Bedrooms: **4** Beds Full Half
Built By: Half Baths: **1** Total Rooms: **9** 1st Flr: **0 0 1**
Stories: **2.0** Tot Baths: **1.1** # Beds/Sept: 2nd Flr: **4 1 0**
Exter Constr: **Wood** 3rd Flr: **0 0 0**
Driveway: **Stone/Gravel** 4th Flr: **0 0 0**
Garage: **2.0/Detached** Total: **4 1 1**
Lot Info: **Neighborhood Street** Roof Descr:
Attic: **Full, Stair Access, Unfinished** Foundation: **Stone**
Basement: **Full**
Waterfront: **No** Footage: Riparian Rgts? **No**
Name: Island Name:

Public Remarks: **Amazing original character in this Late Victorian village home, including coffered ceilings, a "secret" first floor bathroom hidden behind a hinged bookshelf, original hardwood flooring and millwork and more! The first floor features a formal dining room, kitchen with first floor laundry, living room, library, foyer and mud room-rear entry. The second level includes three bedrooms and a full bath with clawfoot tub and separate shower stall. Additionally, a rear room is currently used for storage and could be converted for a fourth bedroom use. The home is conveniently located within walking distance of Lowville Academy, the Lewis County Fairground, shopping, restaurants and village amenities.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From downtown Lowville, head north. turning right onto Bostwick Street. Take first right onto Park Ave. Home is fourth on your right. Look for sign.**

Interior & Exterior Features

Add'l Rooms: **Laundry-1st Floor, Library, Living Room, Porch - Screened** Total FP: **1** # Artificial: **0**
Add'l Interior Features: # Gas: **0**
Pellet: **0**
Add'l Exterior Features: # Wood Burning: **1**
Wood Stove: **0**
Coal: **0**
Add'l Struct: # Other: **0**
Kitch/Dining: **Country Kitchen** # Freestanding: **0**
Not Rep to Code: **0**
Appliances: **Cooktop - Gas, Dishwasher, Double Oven, Dryer, Negotiable, Refrigerator, Washer**
Accessibility: **Hardwood-Some**

Utilities Information

HVAC Type: **Radiant** Sewer: **Sewer Connected**
Heating Fuel: **Oil** Water: **Public Connected**
Water Htr Fuel: **Electric** ENERGY STAR®
Qualified:
Emerg Backup:
Type of Well: **None** Well Location:

Financial Information

Possible Fin: **Cash, Conventional, FHA, VA** Type of Sale: **Normal**
1st Mtg Bal: **\$0** Equity: **\$159,900.00** Town/Cnty Tax: **\$1,875**
2nd Mrt Bal: **\$0** City/Vil Tax: **\$1,329**
Tax Info: School Tax: **\$1,700**
Assess Val: **\$185,700** Total Taxes: **\$4,904**
HOA Pay Desc: **None** Annl Spc Assess: **\$0** Lot Rent:
HOA Fee:
HOA Amen:
Sale Price: DOM: **516** Closed Date:

Carole Dunbar
NY Licensed Assoc. R.E. Broker

MLS#: **S1113156**
Good Morning Realty
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