



MLS#: **S1258193** **Single Family Residential** **A-Active**
1782 State Route 26 List Price: **\$240,000**
 County: **Lewis** Zip: **13309** Acres: **79.30**
 Town: **West Turin** Pstl City: **Boonville** Cross St: **Neff Rd**
 Area #: **West Turin-235489**
 Subdivision: Lot Front: **579**
 TxMap#: **235489-401-000-0001-008-300-0000** Lot Depth: **3,877**
 City Nghbrhd: Lot Shape: Lot #: **8**
 School Dist: **South Lewis** SqFt: **1,860**
 High School: Year Built: **1910**
 Middle School: Yr Blt Desc: **Existing**
 Elem School: # Photo: **23**

General Information

Style of Res:	Old Style	Full Baths:	1	Bedrooms:	4	Beds Full	1	Half	0
Built By:		Half Baths:	0	Total Rooms:	7	1st Flr:	2		0
Stories:	1.5	Tot Baths:	1.0	# Beds/Sept:		2nd Flr:	2		0
Exter Constr:	Vinyl					3rd Flr:	0		0
Driveway:	Stone/Gravel					4th Flr:	0		0
Garage:	3.0/Detached					Bsmnt:	0		0
						Total:	4	1	0
Lot Info:	Agricultural District, Primary Road		Roof Descr:	Metal					
Attic:	Crawl Space		Foundation:	Stone					
Basement:	Partial								
Waterfront:	No		Footage:			Riparian Rgts?	No		
Name:		Island Name:							

Public Remarks: **This well-maintained home is move-in ready and features two 1st floor bedrooms, laundry room, a large kitchen with plenty of cupboard space, and a big living room. There is a pellet stove in the kitchen and a propane fireplace in one bedroom to keep away the cold. 2 additional bedrooms upstairs complete the home. The massive garage is roughly 40' x 64', giving you plenty of storage for your toys. A roughly 14' x 48' section of the garage has been partitioned off, is insulated and heated, and has its own overhead door. All of this sits on just over 79 acres, of which approximately 12 acres is tillable, along with a small pond behind the house. Plus, it is located less than a 1/4 mile from the snowmobile trail! Book your showing today!**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Constableville, take 26 south. Property will be on the left just past Neff Rd/George Kraeger Rd intersection.**

Interior & Exterior Features

Add'l Rooms:	1st Floor Bedroom, Laundry-1st Floor, Porch - Open	Total FP:	2	# Artificial:	0
Add'l Interior Features:		# Gas:	1	# Pellet:	1
Add'l Exterior Features:		# Wood Burning:	0	# Wood Stove:	0
Add'l Struct:		# Coal:	0	# Other:	0
Kitch/Dining:	Breakfast Bar, Country Kitchen	# Freestanding:	0	# Not Rep to Code:	0
Appliances:	Dishwasher, Microwave, Oven/Range Gas, Refrigerator, Trash Compactor				
Accessibility:					
Floor:	Laminate-Some, Resilient-Some				

Utilities Information

HVAC Type:	Forced Air	Sewer:	Septic
Heating Fuel:	Propane	Water:	Well
Water Htr Fuel:	Propane	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	Next to house
Type of Well:	Dug		

Financial Information

Possible Fin:	Cash, Conventional, FHA, USDA, VA	Type of Sale:	Normal	Town/Cnty Tax:	\$2,441
1st Mtg Bal:	\$0	Equity:	\$240,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$2,201
Tax Info:		Annl Spc Assess:	\$0	Total Taxes:	\$4,642
Assess Val:	\$172,800			Lot Rent:	
HOA Pay Desc:	None	DOM:	14	Closed Date:	
HOA Fee:					
HOA Amen:					
Sale Price:					

Carole Dunbar
NY Licensed Assoc. R.E. Broker

MLS#: **S1258193**
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