

MLS #: R164694A (Active) List Price: \$179,000

81 Juniper Hill Lane Wilmington, NY 12997



Style: Cabin
Stories: One
Bedrooms: 2
Full Baths: 1
Half Baths: 0
Year Built: 2018
Unit Location: None/Residential
Apx Total SqFt: 630
Fin Above Grade SqFt: 630
Fin Below Grade SqFt: 0
Fireplaces: 0
Garage/Carport: No Garage
Seasonal Property: No

Area: Jay, Wilmington
County: Essex
Town: Wilmington
Subdivision: Juniper Hills
School District: Lake Placid
Waterfront: No
Waterfront Footage:
Body of Water:

Assessors Parcel/Tax Map #: 26.1-3-6.000 **Assessed Value:** 177100

Volume: 1775 **Page:** 157 **Instrument:** Deed **Deed Date:** 8/18/2014

Land Tax \$: \$341 **School Tax \$:** \$239 **Village Tax \$:** \$0 **APA:** **Special Assessments:**

Total Taxes \$: \$580 **Exemptions:** **Documents/Exemptions:**

Lot Dimensions: **Apx Acreage:** 1.1

Road/Lot Description: Dirt, Gravel, Cleared Lot, Rolling, Trees, Wooded Lot **Zoning:**

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer				Master Bedroom			
Living Room	First	11' X 10'	Vnyl	Bedroom 2			
Dining Room				Bedroom 3			
Kitchen	First	12' X 11'	Vnyl	Bath	First	9' X 8'	Vnyl
Utility/Laundry				Bedroom 1	First	10' X 10'	Vnyl
				Bedroom 2	First	10' X 10'	Vnyl

Exterior: Wood Siding
Roof: Metal
Basement/Foundation: Slab
Water Heater: Propane
Heating: Radiant In Floor
A/C/Cooling: None
Electric: 100 Amps
Water/Sewer/Gas: Water Connected, Septic
Green Features: None

Views: Wooded
Interior Features/Windows: Internet Available, Double Pane, Wood
Fireplace: None
Appliances: Clothes Washer, Clothes Dryer, Microwave, Range/Oven-Gas, Refrigerator
Exterior Features: Underground Utilities
Association Fees:
HOA Incl/Amenities: No HOA

Remarks: Adorable, newly constructed cabin located near the top of Juniper Hill, insuring a private and quiet location with only a few houses beyond. Although not large in size, the cabin offers a great layout and wonderful finishes throughout. Highly efficient propane furnace, in-floor radiant heat, granite counters and easy to maintain wood-plank look vinyl flooring are just some of the great features of this cabin. Another plus is that it's been designed to be easily added onto if more space is desired. This area is a mecca for outdoor enthusiasts. Only 5 minutes to Whiteface, close to lots of mountain biking and hiking trails or to Lake Everest, the location can't be beat! Excellent opportunity!

Information Herein Deemed Reliable but Not Guaranteed
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