

MLS #: R165768A (Active) List Price: \$287,000

163 Simonds Hill Elizabethtown, NY 12932



**Style:** Adirondack, Contemporary  
**# Stories:** Two and One Half  
**Bedrooms:** 4  
**Full Baths:** 1  
**Half Baths:** 1  
**1st Floor Master:**  
**Year Built:** 1979  
**Unit Location:** None/Residential  
**Apx Total SqFt:** 3550  
**Fin Above Grade SqFt:** 3550  
**Fin Below Grade SqFt:** 0  
**# Fireplaces:** 1  
**Garage/Carport:** 2 Car Garage  
**Seasonal Property:** No

**Area:** Willsboro, Essex, Elizabethtown, Lewis, Westport  
**County:** Essex  
**Town:** Elizabethtown  
**Subdivision:** None  
**School District:** Boquet Valley Central School  
**Waterfront:** No  
**Waterfront Footage:**  
**Body of Water:**

**Assessors Parcel/Tax Map #:** 74.2-1-23.100 **Assessed Value:** 250300  
**Volume:** 1901 **Page:** 276 **Instrument:** Deed **Deed Date:** 1/22/2018  
**Land Tax \$:** \$2,388 **School Tax \$:** \$3,416 **Village Tax \$:** \$0 **APA:** **Special Assessments:**  
**Total Taxes \$:** \$5,804 **Exemptions:** **Documents/Exemptions:** Deed, Lead Paint, Property Condition, Survey  
**Lot Dimensions:** **Apx Acreage:** 8.5  
**Road/Lot Description:** Paved, Public, Cleared Lot, Level, Rolling, Trees, View-Mountains, Wooded Lot **Zoning:**

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer	First	11'3 X 5	Tile	Master Bedroom	Second	13' X 23'	Wood
Living Room	First	20'8 X 25'10	WtoW	Bedroom 2	Second	17'2 X 14'10	WtoW
Dining Room	First	10' X 12'9	Wood	Bedroom 3	Second	13'2 X 12'8	WtoW
Kitchen	First	16' X 14'6	Tile	Bath	Second	13' X 8'3	Tile
Utility/Laundry				Bedroom 4	Second	13' X 13'	WtoW
Greenhouse Room	Third	15'6 X 12'	Vnyl	Den/Study	First	16'4 X 17'9	Vnyl
Office	Second	12'8 X 7'8	WtoW				
Half Bath	First	8'6 X 5'	Tile				

**Exterior:** Wood Siding  
**Roof:** Asphalt  
**Basement/Foundation:** Exterior Entrance, Full, Unfinished  
**Water Heater:** Electric  
**Heating:** Above Ground Tank, Oil/Hot Air, Wood Furnace  
**A/C/Cooling:** None  
**Electric:** 200 Amps  
**Water/Sewer/Gas:** Spring, Well Drilled, Septic  
**Green Features:** None

**Views:** Mountains, Wooded  
**Interior Features/Windows:** Fireplace, Internet Available, Skylight(s), Thermal Pane, Vinyl Clad  
**Fireplace:** Living Room  
**Appliances:** Carbon Monoxide Detector, Central Vacuum, Dishwasher, Garbage Disposal, Generator, Microwave, Range/Oven-Electric, Refrigerator, Surface Range-Gas, Water Filter, W/D Hookups  
**Exterior Features:** Barn/Shed, Deck, Dirt Drive, Outbuildings, Outdoor Lighting, Porch, Porch-Covered, Storm Doors, Trees, Underground Utilities  
**Association Fees:**  
**HOA Incl/Amenities:** No HOA

**Remarks:** Spacious Adirondack custom crafted home situated on a very private 8.5± acres. The home has a great layout w/ a large newly renovated kitchen w/granite counters stainless steel appliances & lots of pantry/storage space. The dining room is open to the kitchen. The spacious living room with a lovely stone fireplace is just down the short hallway. Also on the 1st floor is a room that could be used as a den/study. The 4 BRs and full bath are on the 2nd level with a smaller room which would be ideal as an office. From this room, you can access the 3rd level which has lots of windows and a sink. This area was used as a greenhouse. Additional features include a whole house generator, combination oil/wood furnace, large woodshed, chicken coop, two car plus garage and more.

Information Herein Deemed Reliable but Not Guaranteed  
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