

**MLS #: R165529A (Active) List Price: \$399,000**

**239 Lake Shore Rd Westport, NY 12993**



**Style:** Contemporary  
**# Stories:** One  
**Bedrooms:** 4  
**Full Baths:** 4  
**Half Baths:** 0  
**Year Built:** 1965  
**Unit Location:** None/Residential  
**Apx Total SqFt:** 3344  
**Fin Above Grade SqFt:** 2560  
**Fin Below Grade SqFt:** 784  
**# Fireplaces:** 3  
**Garage/Carport:** 2 Car Garage,  
 Attached Garage  
**Seasonal Property:** No

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

**Assessors Parcel/Tax Map #:** 66.2-2-4.000 **Assessed Value:** 493900  
**Volume:** 1164 **Page:** 28 **Instrument:** Deed **Deed Date:** 12/24/1997  
**Land Tax \$:** \$4,236 **School Tax \$:** \$7,436 **Village Tax \$:** \$0 **APA:** **Special Assessments:**  
**Total Taxes \$:** \$11,672 **Exemptions:** **Documents/Exemptions:** Deed, Lead Paint, Property Condition  
**Lot Dimensions:** **Apx Acreage:** 47.1  
**Road/Lot Description:** Paved, Private, Outdoor Lighting, Trees, View, View-Mountains, View-Water, Wooded Lot **Zoning:**

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer	First	13 X 17	Wood	Master Bedroom	First	15 X 17	Wood
Living Room	First	26 X 17	Wood	Bedroom 2	First	14 X 11	Wood
Dining Room	First	13 X 16	Wood	Bedroom 3	First	14 X 11	Wood
Kitchen	First	14 X 13	WtoW	Bath	First	7 X 8	Tile
Utility/Laundry	First	8 X 6	Vnyl	Master Bath	First	7 X 10	Tile

**Exterior:** Stone, Wood Siding  
**Roof:** Asphalt  
**Basement/Foundation:** Finished-Partially  
**Water Heater:** Electric  
**Heating:** Above Ground Tank, Oil/Hot Air, Wood Stove  
**A/C/Cooling:** None  
**Electric:** 200 Amps  
**Water/Sewer/Gas:** Well Drilled, Septic  
**Green Features:** None

**Views:** Lake, Mountains, Wooded  
**Interior Features/Windows:** Cathedral Ceiling(s), Fireplace, Skylight(s), Water Softener-Owned, Thermal Pane, Wood  
**Fireplace:** Masonry, Living Room, Family Room  
**Appliances:** Carbon Monoxide Detector, Clothes Washer, Clothes Dryer, Dishwasher, Microwave, Range/Oven-Electric, Refrigerator, Smoke Detector, Water Softener-Owned  
**Exterior Features:** Barn/Shed, Gravel Drive, Outdoor Lighting, Patio, Porch, Trees  
**Association Fees:**  
**HOA Incl/Amenities:** No HOA

**Remarks:** Delightful mid-century modern home perched on a hillside with fabulous views of Lake Champlain and the Green Mountains of Vermont. 3 striking stone fireplaces are the focal point as you enter the foyer. Beautiful hardwood floors, large bright bedrooms with lake views and a sunken living room with a wall of glass add to the charm. Enhancing the appeal are a cozy dining room with fireplace, open kitchen/den area and 2 car attached garage. Separate 1700± sq. ft. workshop with radiant in-floor heat located behind the house is a bonus. Just a short walk away is the lean-to situated on a bluff with great lake views. Enjoy the spacious lawn and mature forest which surround the home.

Information Herein Deemed Reliable but Not Guaranteed  
 MLS #: R165529A