

MLS #: R166466A (Active) List Price: \$195,000

123 Signor Lane Jay, NY 12941



Style: Log
Stories: Two
Bedrooms: 3
Full Baths: 2
Half Baths: 0
1st Floor Master:
Year Built: 1970
Unit Location: None/Residential
Apx Total SqFt: 1800
Fin Above Grade SqFt: 1100
Fin Below Grade SqFt: 700
Fireplaces: 0
Garage/Carport: No Garage
Seasonal Property: No

Area: Jay, Wilmington
County: Essex
Town: Jay
Subdivision: Ausable Acres
School District: Ausable Valley
Waterfront: No
Waterfront Footage:
Body of Water:

Assessors Parcel/Tax Map #: 17.22-2-3.000 **Assessed Value:** 173600
Volume: 1776 **Page:** 303 **Instrument:** Deed **Deed Date:** 9/3/2014
Land Tax \$: \$1,872 **School Tax \$:** \$2,972 **Village Tax \$:** \$0 **APA:** **Special Assessments:**
Total Taxes \$: \$4,844 **Exemptions:** **Documents/Exemptions:** Deed, Lead Paint, Property Condition, No Exemptions
Lot Dimensions: **Apx Acreage:** 0.7
Road/Lot Description: Dirt, Public, Level, Rolling, Trees **Zoning:**

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer	Basement	11'4 X 9'6	Wood	Master Bedroom	First	9' X 13'6	Wood
Living Room	First	11'2 X 14'	Wood	Bedroom 2	First	9' X 10'	Wood
Dining Room	First	12' X 12'6	Wood	Bedroom 3	Basement	13'4 X 9'5	Wood
Kitchen	First	9' X 14'	Wood	Bath	Basement	8'8 X 8'7	Wood
Utility/Laundry	Basement	8'7 X 7'7	Wood	Bath	First	6'6 X 6'6	Wood
Breakfast Room	First	8' X 9'	Wood				
Office	First	10' X 8'	Wood				

Exterior: Log
Roof: Metal
Basement/Foundation: Walkout
Water Heater: Electric
Heating: Electric Baseboard, Propane/Hot Water
A/C/Cooling: None
Electric: 200 Amps
Water/Sewer/Gas: Private Water System, Septic
Green Features: None

Views: Wooded
Interior Features/Windows: Ceiling Fan(s), Free Standing Stove, Vaulted Ceiling(s), Thermal Pane, Vinyl Clad
Fireplace: Freestanding, Propane Stove
Appliances: Clothes Washer, Clothes Dryer, Dehumidifier, Dishwasher, Generator, Microwave, Range/Oven-Electric, Refrigerator
Exterior Features: Deck, Dirt Drive, Outdoor Lighting, Trees
Association Fees:
HOA Incl/Amenities: No HOA

Remarks: This super adorable cedar Lincoln Log home is located on a quiet and secluded dead end road and is also very close to the State fishing area along the Ausable River. The current owner has thoughtfully converted the 2 bed/1 bath home into a 3 bed/2 bath plus enlarged it with a 600± sq. ft. 2 story addition. Other new additions are a new deck off the master bedroom, generator, dishwasher, lighting, ceiling fans, and a metal roof. Beautiful wood floors throughout add to the warm and cozy feel of this truly charming home. Large and open fenced in yard with lovely gardens and a spacious deck off the breakfast room are a plus. This property is simply delightful in every way!

Information Herein Deemed Reliable but Not Guaranteed
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