

MLS #: R166665A (Active) List Price: \$395,000

13 Mason Young Lane Keene Valley, NY 12943



Style: Adirondack, Cottage
Stories: Two
Bedrooms: 2
Full Baths: 1
Half Baths: 1
1st Floor Master: No
Year Built: 1874
Unit Location: None/Residential
Apx Total SqFt: 2326
Fin Above Grade SqFt: 2326
Fin Below Grade SqFt: 0
Fireplaces: 1
Garage/Carport: 1 Car Carport
Seasonal Property: No

Area: Keene, Keene Valley
County: Essex
Town: Keene
Subdivision: None
School District: Keene
Waterfront: No
Waterfront Footage:
Body of Water:

Assessors Parcel/Tax Map #: 62.12-1-25.000 **Assessed Value:** 365300
Volume: 1150 **Page:** 173 **Instrument:** Deed **Deed Date:** 8/7/1997
Land Tax \$: \$2,683 **School Tax \$:** \$3,450 **Village Tax \$:** \$0 **APA:** Hamlet **Special Assessments:**
Total Taxes \$: \$6,133 **Exemptions:** **Documents/Exemptions:**

Lot Dimensions: **Apx Acreage:** 0.6
Road/Lot Description: Paved, Public, Cleared Lot, Level, Trees, View, View-Mountains **Zoning:**

| | Lvl | Dim/Desc | Floor | | Lvl | Dim/Desc | Floor |
|-----------------|-------|-------------|-------|----------------|--------|-------------|-------|
| Foyer | First | 10' X 10' | Slat | Master Bedroom | Second | 13' X 13' | WtoW |
| Living Room | First | 13'6 X 13'6 | WtoW | Bedroom 2 | Second | 12'6 X 127 | Wood |
| Dining Room | First | 13' X 12'8 | Wood | Bedroom 3 | | | |
| Kitchen | First | 10' X 14' | Wood | Bath | Second | 10'3 X 13'8 | WtoW |
| Utility/Laundry | | | | Half Bath | First | 3'7 X 8'9 | Slat |
| Den | First | 12'6 X 9'8 | Wood | Guest House | | 14' X 10' | WtoW |
| Sun Porch | First | 14' X 20' | Wood | | | | |

Exterior: Wood Siding
Roof: Asphalt
Basement/Foundation: Partial, Block
Water Heater: Electric
Heating: Electric Baseboard
A/C/Cooling: Window Unit(s)
Electric: 200 Amps
Water/Sewer/Gas: Water Connected, Septic
Green Features: None

Views: Mountains
Interior Features/Windows: Alarm System, French Doors, Sunroom, Vaulted Ceiling(s), Thermal Pane, Wood
Fireplace: Masonry, Living Room
Appliances: Clothes Washer, Clothes Dryer, Dishwasher, Freezer, Microwave, Range/Oven-Electric, Refrigerator
Exterior Features: Deck, Gravel Drive, Guest House, Hot Tub, Outbuildings, Outdoor Lighting, Porch-Enclosed, Trees
Association Fees:
HOA Incl/Amenities: No HOA

Remarks: This delightful Keene Valley cottage is ideally situated in the heart of town but off on its own in a quiet setting. Life for the cottage began as a farmhouse in the 1800's but was in dismal condition when the present owner purchased it. Using what could be salvaged, Jim Edgecomb designed this charming cottage. Original bead board was used on the kitchen ceiling, clapboards from the farmhouse can be seen in the den and a lovely salvaged window is a focal point in the dining room. The sunken living room w/built in seating is highlighted by the whimsical stone fireplace. Floor to ceiling windows face the southern view. A large enclosed porch is off the dining room. Truly enchanting! Fabulous deck off the master leads to a hot tub. Separate one room guest house allows for extra sleeping space. Most furnishings will remain.

Information Herein Deemed Reliable but Not Guaranteed
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