

MLS #: L153418A (Active) List Price: \$495,000 (68 Views) 284 Whiteface Inn Lane Lake Placid, NY 12946



LAND TYPE: Land/Acreage
LOT TYPE: Mountain, Private, Timber, Views, Wooded
USE: Current Use, Farm, Single Family
WATERFRONT: Yes
WATERFRONT FOOTAGE: 2900
BODY OF WATER: Stream
WATER FRONTAGE: 2900
WATERFRONT INFO: Pond, Stream

AREA: Lake Placid, North Elba
COUNTY: Essex
TOWN: N Elba
SUBDIVISION: NONE
SCHOOL DISTRICT: LAKE PLACID
ZONING: Residential, Site Plan Review

ASSESSORS PARCEL/TAX MAP #: 32-2-18.000

ASSESSED VALUE: 102,000

VOLUME: 1621

PAGE: 32

INSTRUMENT: deed

DEED DATE: 10/14/2009

LAND TAX \$: 516.70

SCHOOL TAX \$: 543,51

VILLAGE TAX \$:

APA: Resource Mgt

TOTAL TAXES \$: 1060.21

EXEMPTIONS:

DOCUMENTS/EXEMPTIONS: No Exemptions

LOT DIMENSIONS:

APX ACREAGE: 200

ROAD ROAD/LOT DESCRIPTION: 4WD Recommended, Private, Bluff Site, Borders State Land, Rolling, Trees, View, **FRONTAGE:** none View-Mountain, View-Water, Wooded Lot

WATER/SEWER/GAS: Private Water System, Spring

VIEWS: Mountains, Residential, Stream

WATER/SEWER \$: \$0

TERRAIN: Level, Rolling, Steep

UTILITIES: None

PROPERTY INFORMATION: None

RESTRICTIONS: No

ASSOCIATION FEES:

DIRECTIONS: For those wanting to take a hike on their own, follow Whiteface Inn Lane, from Route 86, to the Jackrabbit Trail Head. Park there and continue up the Jackrabbit trail for approximately one half mile. At this point you should see a sign that says Private Property - Please stay on trail. At this sign begins the private land in-holding. Walk alone if you must, but calling Art will help immensely

REMARKS: In order for a thorough appreciation of the mecca of natural wonders that this property has, you need a tour to some degree. Recent trails allow the use of an all-terrain vehicle. This tour will take you next to virgin crispy clean Adirondack streams, mature maple hardwood forests, and some sweet balsam sap laden pine forests which billow out that lovely pine smell. There are a couple of gathering areas. One at the top of a knoll overlooking Lake Placid Lake and surrounding mountains. The other is like a small perch perfect for a small family gatherings. The views are incredible. 5 building rights included. Enjoy our well thought out trails and picnicking areas for skiing, walking, etc

AGENT REMARKS: There is no legal motor access, according to DEC. We believe differently. The current access road, a CCC road enhanced in the 1930's, provided vehicular access to this property for much of the mid to late 1900's. Access, other than motorized, is allowed. Owner is a NYS licensed Real Estate Broker

OWNER'S FULL LEGAL NAME: Arthur W. Jubin Revocable Living Trust

SUB AGT COMM: 3

BUYER AGT COMM: 3

BROKERS AGENT COMM: 3

AGENCY: ERTS

TERMS: Cash

SHOWING INSTRUCTIONS: Call Listing Agent, Call Listing Office, Sign

CONTRACT DATE:

ACTIVE DOM: 0

DAYS ON MARKET: 3

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: No

OFFICE NAME: Whiteface Realty (#:111)

LISTING AGENT: Arthur Jubin (#:1)

MAIN: (518) 523-1111

AGENT EMAIL: art@whitefaceland.com

FAX: (518) 523-8900

CONTACT #: (518) 523-1111

Information Herein Deemed Reliable but Not Guaranteed