

**MLS #: L147288A (Active) List Price: \$125,000 (324 Views) 0 NYS Rt. 9N keene, NY Keene, NY 12942**



**LAND TYPE:** Waterfront  
**LOT TYPE:** Private, Waterfront, Wooded  
**USE:** Single Family  
**WATERFRONT:** Yes  
**WATERFRONT FOOTAGE:** 1500  
**BODY OF WATER:** AuSable East Branch  
**WATER FRONTAGE:** 1500  
**WATERFRONT INFO:** River

**AREA:** Keene, Keene Valley  
**COUNTY:** Essex  
**TOWN:** Keene  
**SUBDIVISION:** NOT APPLICABLE  
**SCHOOL DISTRICT:** KEENE  
**ZONING:** Residential

**ASSESSORS PARCEL/TAX MAP #:** 44.4-2-36.120  
**VOLUME:** 1607 **PAGE:** 28 **INSTRUMENT:** deed  
**LAND TAX \$:** 626 **SCHOOL TAX \$:** 1184 **VILLAGE TAX \$:** **APA:** Rural  
**TOTAL TAXES \$:** 1810 **EXEMPTIONS:** **DOCUMENTS/EXEMPTIONS:**  
**LOT DIMENSIONS:** 10.7 acres **APX ACREAGE:** 10.7  
**ROAD FRONTAGE:** 850 **ROAD/LOT DESCRIPTION:** Dirt, Private, Level, Trees, View-Water, Wooded Lot

**WATER/SEWER/GAS:** Public Water Available, No Sewer **VIEWS:** River  
**WATER/SEWER \$:** \$0 **TERRAIN:** Level  
**UTILITIES:** Electric Available on Site, Telephone Available on Site **PROPERTY INFORMATION:** Flood Plan  
**RESTRICTIONS:** APA Restrictions, Single Family **ASSOCIATION FEES:**

**DIRECTIONS:** FROM INTERSECTION NYS RT. 73 AND RT. 9N IN KEENE, GO NORTH ONE MILE ON RT. 9N TOWARDS UPPER JAY. PROPERTY ON LEFT. SIGN ON PROPERTY.

**REMARKS:** Exceptional building lot located on the East Branch of the AuSable River. Private setting with a mature forest of white pines. The parcel is level throughout and boasts of sandy beach areas along the river frontage. There is a popular swimming hole on the north end of the property. This lot has APA approval for a one family dwelling.

**AGENT REMARKS:** Property is owned by the broker.

**OWNER'S FULL LEGAL NAME:** ARTHUR W JUBIN  
**SUB AGT COMM:** 0 **BUYER AGT COMM:** 5 **BROKERS AGENT COMM:** 5 **AGENCY:** ERTS  
**TERMS:** Cash **SHOWING INSTRUCTIONS:** 24 Hour Notice, Call Listing Office, Sign  
**CONTRACT DATE:** **ACTIVE DOM:** **DAYS ON MARKET:** 667  
**DISPLAY ON INTERNET:** No **DISPLAY ADDRESS:** No **ALLOW AVM:** No **ALLOW COMMENTS:** Yes

**OFFICE NAME:** Whiteface Realty (#:111) **LISTING AGENT:** Arthur Jubin (#:1)  
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