MLS #: R142155A (Active)  List Price: $325,000  105 Columbian Rd. Cranberry Lake, NY 12927

STYLE: Log  AREA: Tupper Lke, Piercefld, Moody, Altamont, Cranberry
# STORIES: 2 Story  COUNTY: St Lawrence
BEDROOMS: 3  COMMUNITY: Clifton
FULL BATHS: 1  SUBDIVISION: Not Applicable
HALF BATHS: 1  SCHOOL DISTRICT: CLIFTON-FINE
YEAR BUILT: 1990  WATERFRONT: Yes
UNIT LOCATION: None/Residential  WATERFRONT FOOTAGE: 106
APX TOTAL SQFT: 1428  BODY OF WATER: Cranberry Lake
FIN ABOVE GRADE SQFT: 1428
FIN BELOW GRADE %: 0
# FIREPLACES: 0
GARAGE/CARPORT: 1 Car Garage, Detached Garage

ASSESSORS PARCEL/TAX MAP #: 205.070-2-21.1  ASSESSED VALUE: 296000
PAGE: 5250  LAND TAX $: 3613
INSTRUMENT: 0  SCHOOL TAX$: 3640
SPECIAL ASSESSMENTS: No Documents
VOLUME: 1998  TOTAL TAXES: 7254
PAGE: 5250
INSTRUMENT: 0

LOT DIMENSIONS/ACRES: 84 x 160 x 106 x 207  APX ACREAGE: 0.47
ROAD/LOT DESCRIPTION: Public, View-Water  ZONING: Residential

Foyer:  Level: M Dim/Desc: 14 x 10'8 WtoW
Living Room:  Master Bedroom: M 7'6 x 8 Tile
Dining Room:  Master Bath: M 10'8 x 8
Kitchen:  Bedroom 2: 2 12'6 x 15'7 WtoW
Great/Family Room:  Bedroom 3: 2 12'6 x 15'7 WtoW
Den:  Utility/Laundry: Den/Office:
Breakfast Area:  Game/Rec Room:

EXTERIOR: Log  VIEWS: Lake
ROOF: Metal  INTERIOR FEATURES/WINDOWS: Wood
BASEMENT/FOUNDATION: Exterior Entrance, Unfinished, Walkout, Block  FIREPLACE: None
WATER HEATER: Electric  APPLIANCES: Clothes Washer, Clothes Dryer, Dishwasher,
HEATING: Oil/Hot Water  Range/Oven-Electric, Refrigerator
AIR/COL/COOLING: None  EXTERIOR FEATURES: Boat Dock, Deck
ELECTRIC: 200 Amps  ASSOCIATION FEES: No Amenities
WATER/SEWER/GAS: Well Private, Septic  HOA INCL/AMENITIES: No Amenities

REMARKS: Many new upgrades in this year-round log home. Spacious kitchen with two pantries, an island, new appliances, including dishwasher. Master bedroom and bath on main level, and large great room overlooking the Lake. Two bedrooms and half bath upstairs for guests. Garage with lower area for storage of kayaks, canoes, and water toys. Cranberry Lake is a great place for kayaking, boating, swimming, fishing, snowmobiling, hiking with miles of wilderness to explore.

Information Herein Deemed Reliable but Not Guaranteed