MLS #: R143265A (Active)   List Price: $89,000  439 East Road Burke, NY 12917

STYLE: Cape Cod, Old Style
# STORIES: 1.5 Story
BEDROOMS: 3
FULL BATHS: 1
HALF BATHS: 0
YEAR BUILT: 1930
UNIT LOCATION: None/Residential
APX TOTAL SQFT: 1500
FIN ABOVE GRADE SQFT: 1500
FIN BELOW GRADE %: 0
# FIREPLACES: 0
GARAGE/CARPORT: No Garage

AREA: Burke, Chateaugay, Bellmont, Duane, Merrill
COUNTY: Franklin
COMMUNITY: Burke
SUBDIVISION: Not Applicable
SCHOOL DISTRICT: CHATEAUGAY
WATERFRONT: Yes
WATERFRONT FOOTAGE: 1635
BODY OF WATER: Brook

ASSESSORS PARCEL/TAX MAP #: 45.-2-5
ASSESSED VALUE: 60500
VOLUME: 2010
PAGE: 2928
INSTRUMENT: Deed
DATE: 6/8/2010

TOTAL TAXES: EXEMPTIONS: DOCUMENTS/EXEMPTIONS: STAR
LAND TAX #: 1043 SCHOOL TAX #: 1224 VILLAGE TAX: APA: SPECIAL ASSESSMENTS:

LOT DIMENSIONS/ACRES: 995x565 APX ACREAGE: 10 ZONING: Residential
ROAD/LOT DESCRIPTION: Paved, Cleared Lot, Horse Property, Irregular, Level, Trees, Wooded Lot

<table>
<thead>
<tr>
<th>Level</th>
<th>Dim/Desc</th>
<th>Floor:</th>
<th>Level</th>
<th>Dim/Desc</th>
<th>Floor:</th>
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<tbody>
<tr>
<td>Level:</td>
<td>Dim/Desc:</td>
<td>Floor:</td>
<td>Level:</td>
<td>Dim/Desc:</td>
<td>Floor:</td>
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<tr>
<td>Foyer:</td>
<td></td>
<td></td>
<td>Master Bedroom:</td>
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<tr>
<td>Living Room:</td>
<td>M</td>
<td>16x18</td>
<td>WtoW</td>
<td>Master Bath:</td>
<td>M</td>
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<tr>
<td>Dining Room:</td>
<td>M</td>
<td>14x14</td>
<td>Lnm</td>
<td>Bedroom 2:</td>
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<tr>
<td>Kitchen:</td>
<td>M</td>
<td>12x16</td>
<td>LnLm</td>
<td>Bedroom 3:</td>
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<tr>
<td>Great/Family Room:</td>
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<td></td>
<td>Utility/Laundry:</td>
<td>M</td>
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<tr>
<td>Den:</td>
<td>M</td>
<td>12x14</td>
<td>Hwd</td>
<td>Den/Office:</td>
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<tr>
<td>Breakfast Area:</td>
<td></td>
<td></td>
<td>Game/Rec Room:</td>
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</tbody>
</table>

EXTERIOR: Vinyl
ROOF: Composition Shingle, Metal
BASEMENT/FOUNDATION: Unfinished, Concrete, Stone
WATER HEATER: Kerosene
HEATING: Combination, Oil/Hot Air, Pellet, Wood Furnace
A/C/COOLING: Window Unit(s)
ELECTRIC: Other
WATER/SEWER/GAS: Artesian/Spring, Well Drilled, Well Shared

VIEWS: Meadow, Wooded
INTERIOR FEATURES/WINDOWS: Ceiling Fan(s), French Doors, Satellite Receiver, Sunroom
FIREPLACE: None
APPLIANCES: Clothes Washer, Clothes Dryer, Freezer, Microwave, Range/Oven-Gas, Refrigerator, Surface Range-Gas, W/D Hookups
EXTERIOR FEATURES: Barn/Shed, Corral/Stable, Deck, Gravel Drive, Horses Allowed, Outbuildings, Satellite Dish-Owned, Storage Shed, Sump Pump, Trees
ASSOCIATION FEES: HOA INCL/AMENITIES: No Amenities

REMARKS: Charming Country home situated on 10 acres, with over 1600 feet on Allen Brook. Owners are relocating and looking to sell this quaint home on a lovely setting. Mixed woods, small paddock for a horse or small animals, cleared roadway to the brook with about an acre campsite on the water. A comfortable home for first time buyers looking to have a little hobby farm or perfect for a retired couple looking to downsize. Lot's of character and relaxing times on your own little slice of heaven!

Information Herein Deemed Reliable but Not Guaranteed