## LISTING DETAIL - Waterfront

<table>
<thead>
<tr>
<th>MLS #</th>
<th>30537</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class</td>
<td>WATERFRONT</td>
</tr>
<tr>
<td>Alternate Property Type</td>
<td>SEASONAL</td>
</tr>
<tr>
<td>County ID</td>
<td>ST LAWRENCE</td>
</tr>
<tr>
<td>Address</td>
<td>181 West Higley Flow Road</td>
</tr>
<tr>
<td>City</td>
<td>Colton</td>
</tr>
<tr>
<td>State</td>
<td>NY</td>
</tr>
<tr>
<td>Zip</td>
<td>13625</td>
</tr>
<tr>
<td>Status</td>
<td>ACTIVE</td>
</tr>
<tr>
<td>Price</td>
<td>$159,000</td>
</tr>
</tbody>
</table>

### GENERAL

- **Acres:** 0.21
- **Garage Type:**
- **Water Frontage:** 88
- **Style:** Cottage
- **Body of Water:** Upper Higley Flow
- **Main Road Frontage:** 97
- **Mobile Home Maker:**
- **Mobile Home Model:**
- **Mobile Home Serial #:**
- **Lot Dimensions:** 87 x 105
- **Number of Stories:** 1
- **Year Built:** 1965
- **Total Bedrooms:** 3
- **Total Baths:** 1
- **Total Rooms:** 5

### FEATURES

- **CONDITION:** Sold as is
- **CONSTRUCTION:** Concrete block, Wood siding
- **ENERGY:** Storm door(s)
- **EXTERIOR:** Deck, Patio, Storage/out-building(s)
- **FIREPLACES:** Woodstove
- **FLOORING:** Vinyl flooring
- **FOUNDATI:** Block
- **INCLUSIO:** Gas range and oven, Refrigerator
- **INTERIOR:** Breakfast bar
- **LAUNDRY:** Laundry Hookups-Elec, Washer/dryer hookups
- **LOT:** Garden area, Irregular, Landscaping, Private Road, Seawall on property, Sloped lot, Trees
- **PARKING:** 3 or more parking spaces, Gravel Driveway
- **RECREATI:** Boat dockage
- **ROOMS:** Bathroom on 1st floor, Breakfast area, Eat-in kitchen, Living/dining room combo, Master bedroom
- **SCENERY:** Panoramic view, River frontage, River view, Waterfront property, Waterview
- **SEWER:** 750 Gallon, Septic-concrete
- **STYLE:** 1 story, Cottage
- **UTILITIES:** Cable TV, Electricity, Internet Access, Telephone
- **WATER:** River Drawn
- **WATERFRONT:** Dock, Riverfront, Seasonal access, Seawall, Waterfront
- **WATER HEATER:** Electric
- **ROOF:** Shingle roof
- **ROOMS:** Bathroom on 1st floor, Breakfast area, Eat-in kitchen, Living/dining room combo, Master bedroom
- **SCENERY:** Panoramic view, River frontage, River view, Waterfront property, Waterview
- **SEWER:** 750 Gallon, Septic-concrete
- **STYLE:** 1 story, Cottage
- **UTILITIES:** Cable TV, Electricity, Internet Access, Telephone
- **WATER:** River Drawn
- **WATERFRONT:** Dock, Riverfront, Seasonal access, Seawall, Waterfront
- **WATER HEATER:** Electric

### DESCRIPTION

With almost 90 feet of waterfront, this seasonal camp is located on the quieter end of Upper Higley Flow. Enjoy views of the water from a number of vantage points, including a firepit with a custom built almost 10ft. high stone wall. The house is move-in condition, with 3 bedrooms, a full bath. The hook-up for a washer and dryer is already in place. Architectural roof shingles were installed in 2010. Additional storage is provided by a 2 year old shed measuring 16 ft x 10 ft. Lots of flowers complete this house.

---

This information is deemed reliable, but not guaranteed.