

**MLS #: R167231A (Active) List Price: \$1,695,000****56 Albee Lane Essex, NY 12936**

**Style:** Colonial, Farmhouse  
**# Stories:** Two  
**Bedrooms:** 5  
**Full Baths:** 4  
**Half Baths:** 1  
**1st Floor Master:** No  
**Year Built:** 1913  
**Unit Location:** None/Residential  
**Apx Total SqFt:** 2127  
**Fin Above Grade SqFt:** 2127  
**Fin Below Grade SqFt:** 0  
**# Fireplaces:** 1  
**Garage/Carport:** 2 Car Garage,  
 Detached Garage  
**Seasonal Property:** No

**Area:** Willsboro, Essex,  
 Elizabethtown, Lewis, Westport  
**County:** Essex  
**Town:** Essex  
**Subdivision:** None  
**School District:** Willsboro  
**Waterfront:** Yes  
**Waterfront Footage:** 600  
**Body of Water:** Lake Champlain

**Assessors Parcel/Tax Map #:** 49.4-1-2.110**Assessed Value:** 702500**Volume:** 1831**Page:** 289**Instrument:** Deed**Deed Date:** 3/21/2016**Land Tax \$:** \$2,428**School Tax \$:** \$3,063**Village Tax \$:** \$0**APA:** **Special Assessments:****Total Taxes \$:** \$5,491**Exemptions:****Documents/Exemptions:****Lot Dimensions:****Apx Acreage:** 63.2**Road/Lot Description:** Gravel, Paved, Cul-de-Sac, Horse Property, Rolling, Trees, View-Mountains, View-Water**Zoning:**

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer				Master Bedroom	Second	14 X 14	Hdwd
Living Room	First	14 X 24	Hdwd	Bedroom 2	Second	13 X 17	Hdwd
Dining Room	First	13 X 14	Hdwd	Bedroom 3	Second	9 X 12	Hdwd
Kitchen	First	12 X 25	Hdwd	Bath			
Utility/Laundry	First	9 X 19	Tile	Bedroom 4	Second	13 X 14	Hdwd
Breakfast Nook	First	18 X 20	Hdwd	Master Bath	Second	9 X 9	Tile
Den	First	10 X 13	Hdwd				
Mud Room	First	9 X 19	Tile				

**Exterior:** Wood Siding**Roof:** Asphalt, Slate**Basement/Foundation:** Full, Unfinished, Slab, Stone**Water Heater:** Propane**Heating:** Buried Tank, Propane/Hot Water, Radiant In Floor**A/C/Cooling:** None**Electric:** 200 Amps**Water/Sewer/Gas:** Artesian/Spring, Septic**Green Features:** Programmable Thermostat, Low Flow Toilets,  
Low Flow Showers/Faucets**Views:** Lake, Meadow, Mountains**Interior Features/Windows:** Ceiling Fan(s), Fireplace, Jetted  
Tub, Walk-in Closet(s), Storm Windows, Wood**Fireplace:** Masonry, Living Room**Appliances:** Carbon Monoxide Detector, Clothes Washer,  
Clothes Dryer, Cook Top, Dishwasher, Garbage Disposal,  
Microwave, Range Hood, Range/Oven-Electric, Refrigerator,  
Smoke Detector, Surface Range-Gas, Water Filter**Exterior Features:** Barn/Shed, Gravel Drive, Horses Allowed,  
Outbuildings, Porch, Porch-Covered, Storage Shed, Storm  
Doors, Trees, Underground Utilities**Association Fees:****HOA Incl/Amenities:** No HOA

**Remarks:** Spectacular early 20th century estate located in Essex on Lake Champlain w/ fabulous panoramic views of the lake & mountains of Vermont. Approx. 600' of waterfront, 63± acres of open land w/ numerous well-maintained barns, sheds and a lovely pond. So many wonderful possibilities exist, incl. an ideal horse property. The house is truly charming & in perfect move-in condition. Expansive, bright, modern kitchen w/ granite counters, bar area & adjacent, casual dining/breakfast room. Convenient mudroom/laundry area is located on the first floor. Formal dining room, spacious living room w/ fireplace, large foyer & study complete the downstairs living space. Upstairs are 2 master bedroom suites with large bathrooms & lake views, 2 additional bedrooms w/ a Jack & Jill bath & a large 5th bedroom with ensuite bathroom. Classic wrap around front porch w/ wonderful lake views. Other features include underground power, communication lines and mountain spring water system to all buildings.

Information Herein Deemed Reliable but Not Guaranteed

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