

MLS #: R169988A (Active) List Price: \$1,595,000**76 Perrys Point Way Willsboro, NY 12996**

Style: Adirondack
Stories: Three Or More
Bedrooms: 4
Full Baths: 2
Half Baths: 1
1st Floor Master: Yes
Year Built: 2010
Unit Location: None/Residential
Apx Total SqFt: 3600
Fin Above Grade SqFt: 3100
Fin Below Grade SqFt: 500
Fireplaces: 1
Garage/Carport: 2 Car Garage,
 Attached Garage
Seasonal Property: No

Area: Willsboro, Essex,
 Elizabethtown, Lewis, Westport
County: Essex
Town: Willsboro
Subdivision: None
School District: Willsboro
Waterfront: Yes
Waterfront Footage: 620
Body of Water: Lake Champlain

Assessors Parcel/Tax Map #: 31.10-1-7.000**Assessed Value:** 840000**Volume:** 1596**Page:** 116**Instrument:** deed**Deed Date:** 1/22/2009**Land Tax \$:** \$6,633**School Tax \$:** \$10,210**Village Tax \$:** \$0**APA: Special Assessments:****Total Taxes \$:** \$16,843**Exemptions:****Documents/Exemptions:** Deed, Property Condition, Survey**Lot Dimensions:** 3.0**Apx Acreage:** 3**Road/Lot Description:** Level, Outdoor Lighting, Trees, View, View-Mountains, View-Water, Wooded Lot**Zoning:** Residential

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer	First	9.3 x 10	Slat	Master Bedroom	First	14.3 x 17	Hdwd
Living Room	First	19 x 26.5	Hdwd	Bedroom 2	Second	13.6 x 15.9	Hdwd
Dining Room	First	11.6 x 19.6	Slat	Bedroom 3	Second	11.5 x 11.7	Hdwd
Kitchen	First	9.1 x 13.8	Slat	Bath	First	14.6 x 9.2	Tile
Utility/Laundry	First	5.4 x 11.6	Tile	Bedroom 4	Second	14 x 18	Hdwd
Bonus Room	Basement	15.6 x 17.1	Hdwd	Screen Porch	First	13.3 x 29.6	Tile
Loft	Second	14 x 21	Hdwd	Loft 2	Second	7.2 x 9.9	Hdwd
Bathroom 2	Second	6.6 x 9.8	Tile				

Exterior: Cedar, Wood Siding**Roof:** Asphalt**Basement/Foundation:** Exterior Entrance, Finished, Walkout**Water Heater:** Electric**Heating:** Electric Baseboard, Radiant In Floor**A/C/Cooling:** Wall Unit(s)**Electric:** 200 Amps**Water/Sewer/Gas:** Well Drilled, Septic**Green Features:** None**Views:** Lake, Mountains, Wooded**Interior Features/Windows:** Cathedral Ceiling(s), Fireplace, French Doors, Handicap Access, Internet Available, Satellite Receiver, Vaulted Ceiling(s), Walk-in Closet(s), Thermal Pane, Wood**Fireplace:** Wood Stove, Masonry, Living Room, Family Room**Appliances:** Carbon Monoxide Detector, Central Vacuum, Clothes Washer, Clothes Dryer, Dishwasher, Generator, Microwave, Range Hood, Range/Oven-Electric, Refrigerator, Smoke Detector**Exterior Features:** Boat Dock, Deck, Outdoor Lighting, Paved Drive, Pool-Inground, Patio, Porch, Porch-Covered, Porch-Enclosed, Porch-Screened, Professionally Landscaped, Trees, Underground Utilities**Association Fees:****HOA Incl/Amenities:** No HOA

Remarks: Elegant and privately situated on the shores of Lake Champlain with over 600 feet of waterfront and an expansive beachfront, this property has a boat dock and stunning views. Custom designed with the finest craftsmanship and details, no expense has been spared. An open sunny floor plan with soaring windows overlook the lake facing east w/ mountain views. An in-ground custom pool is ideal for entertaining & is located to blend into the nature. Enjoy the chef's kitchen w/ upscale appliances open to the great room w/ a cathedral ceiling stone fireplace. Well designed main level master suite for one floor living and a separate wing for guest bedrooms and bathroom enhance the privacy for all. Evenings are special in the large screen porch for cocktails & dining. Rarely is a home on Lake Champlain available w/ level access to the waterfront, total privacy & in pristine condition. This 3 acre location is a 20 minute boat ride to Burlington VT, and is surrounded by conservation easement lands.

Information Herein Deemed Reliable but Not Guaranteed

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