

MLS #: F170523A (Active) List Price: \$9,500,000

3061 Essex Road Willsboro, NY 12966



Style: Adirondack, Contemporary, Farmhouse
Stories: Two
Bedrooms: 7
Full Baths: 4
Half Baths: 3
1st Floor Master: No
Year Built: 2008
Unit Location: None/Residential
Apx Total SqFt: 9000
Fin Above Grade SqFt: 9000
Fin Below Grade SqFt: 500
Fireplaces: 4
Garage/Carport: 2 Car Garage, Detached Garage
Seasonal Property: No

Area: Willsboro, Essex, Elizabethtown, Lewis, Westport
County: Essex
Town: Willsboro
Subdivision: None
School District: Willsboro
Waterfront: Yes
Waterfront Footage: 646
Body of Water: Lake Champlain

Assessors Parcel/Tax Map #: 40.7-1-4.212			Assessed Value: 0		
Volume: 0	Page: 0	Instrument: deed	Deed Date: 10/25/2000		
Land Tax \$: \$0	School Tax \$: \$0	Village Tax \$: \$0	APA:	Special Assessments:	
Total Taxes \$: \$0	Exemptions:	Documents/Exemptions: Deed, Lead Paint, Property Condition, Survey			
Lot Dimensions: 431.2		Apx Acreage: 431.2			

Road/Lot Description: Gravel, Private, Borders State Land, Farm Lot, Horse Property, Level, Outdoor Lighting, Trees, View, View-Mountains, View-Water, Wooded Lot **Zoning:** Mixed

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer				Master Bedroom			
Living Room				Bedroom 2			
Dining Room				Bedroom 3			
Kitchen				Bath			
Utility/Laundry							

Exterior: Stone, Wood Siding
Roof: Asphalt, Rolled/Hot Mop
Basement/Foundation: Finished, Full
Water Heater: Propane
Heating: Propane/Hot Water, Radiant In Floor
A/C/Cooling: None
Electric: 200 Amps
Water/Sewer/Gas: Ultra Violet Water Purifier, Lake, Well Drilled, Well Private
Green Features: Programmable Thermostat, None

Views: Farm, Lake, Mountains
Interior Features/Windows: Alarm System, Cable TV, Cathedral Ceiling(s), Internet Available, Skylight(s), Surround Sound Wiring, Vaulted Ceiling(s), Walk-in Closet(s), Thermal Pane, Wood
Fireplace: Masonry, Living Room, Family Room
Appliances: Carbon Monoxide Detector, Clothes Washer, Clothes Dryer, Dishwasher, Microwave, Range Hood, Range/Oven-Gas, Refrigerator, Smoke Detector
Exterior Features: Barn/Shed, Corral/Stable, Dirt Drive, Horses Allowed, Hot Tub, Outbuildings, Outdoor Lighting, Patio, Professionally Landscaped, Storage Shed, Trees, Underground Utilities
Association Fees:
HOA Incl/Amenities: No HOA

Remarks: A rare and unique opportunity to own a 431 acre farm and custom waterfront home on Lake Champlain with mountain views and ownership of one of the largest contiguous parcels in the NY Champlain Valley. Only minutes to the ferry to Vermont, enjoy 646 feet on Lake Champlain with a museum quality custom built home, forest and a totally renovated working 10 building farm. Land your plane on the 2000 ft grass runway for a serene and safe get a way. Horse Barn, Hay Barn, Cow shed, & a renovated year round farm home, old slate gable roof barn and more. Underground water distribution system to the buildings, high speed internet, security system and a full time farm manager who is hoping to stay on! The 8,000 square foot waterfront home is spectacular on 29 waterfront acres and has total privacy with 646 feet on Lake Champlain and offers the very finest custom details. Enjoy the best of nature, privilege and the unique opportunity for these contiguous 431 acres, lake farm and forest.

Information Herein Deemed Reliable but Not Guaranteed
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