

 Additional Photos



Style: Adirondack, Ranch
Stories: One
Bedrooms: 5
Full Baths: 3
Half Baths: 0
1st Floor Master: Yes
Year Built: 1932
Unit Location: None/Residential
Apx Total SqFt: 2201
Fin Above Grade SqFt: 2201
Fin Below Grade SqFt: 0
Fireplaces: 2
Garage/Carport: 4+ Car Garage, Attached Garage, Detached Garage
Seasonal Property: No

Area: Keene, Keene Valley
County: Essex
Town: Keene
Subdivision: None
School District: Keene
Waterfront: Yes
Waterfront Footage: 5280
Body of Water: AuSable East Branch

Assessors Parcel/Tax Map #: 53.2-1-46.005 **Assessed Value:** 568500
Volume: 1351 **Page:** 142 **Instrument:** Deed **Deed Date:** 2/13/2003
Land Tax \$: \$4,265 **School Tax \$:** \$5,507 **Village Tax \$:** \$0 **APA:** **Special Assessments:**
Total Taxes \$: \$9,772 **Exemptions:** Documents/Exemptions: Deed, Lead Paint, Property Condition

Lot Dimensions: **Apx Acreage:** 21.5
Road/Lot Description: Public, Borders State Land, Level, Outdoor Lighting, Rolling, Trees, View, **Zoning:** Residential
View-Water, Wooded Lot

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer				Master Bedroom	First	14 x 15.6	Wood
Living Room	First	15.5 x 31	Wood	Bedroom 2	First	11.3 x 14.6	WtoW
Dining Room	First	12.6 x 17.10	Wood	Bedroom 3	First	9.6 x 14.2	Wood
Kitchen	First	12 x 19	Lnlm	Bath	First	6 x 8	Lamn
Utility/Laundry	First	6 x 8	Lnlm	Bedroom 4	First	10.2 x 12	Wood
Screen Porch	First	12 x 16	Wood	Bedroom 5 apt	Second	9 x 10	Wood

Exterior: Shingle Siding, Wood Siding
Roof: Asphalt
Basement/Foundation: Exterior Entrance, Partial, Unfinished
Water Heater: Oil
Heating: Above Ground Tank, Oil/Hot Water
A/C/Cooling: Window Unit(s)
Electric: 200 Amps
Water/Sewer/Gas: Well Drilled, Septic
Green Features: None

Views: River, Wooded
Interior Features/Windows: Apartment, Cable TV, Fireplace, French Doors, Internet Available, Storm Windows, Wood
Fireplace: Masonry, Living Room
Appliances: Carbon Monoxide Detector, Clothes Washer, Clothes Dryer, Dishwasher, Freezer, Microwave, Refrigerator, Smoke Detector, Surface Range-Electric, Wall Oven
Exterior Features: Barn/Shed, Gazebo, Outdoor Lighting, Patio, Porch, Porch-Covered, Porch-Enclosed, Porch-Screened, Professionally Landscaped, Trees, Underground Utilities
Association Fees:
HOA Incl/Amenities: No HOA

Remarks: The "Blacksmith House" with 21 acres of meadows, woodlands and extensive riverfront, including an island, on the East Branch of the Ausable River is a stunning property full of charm and character. Although located in a very private and secluded setting it's only minutes to town. The center of the home is a historic blacksmith shop believed to have been moved to the location around 1898. Over the years it's become a year round residence with the old shop converted to a lovely dining room warmed by the shop's handsome fireplace. The living room with its decorative timber frame style and large granite fireplace is equally impressive. The spacious kitchen is bright and cheery! The 4 bedrooms are cozy and inviting. The detached two car garage has a workshop and garden room attached and a lovely seasonal guest suite on the second floor. Lots of outdoor space to enjoy the sounds of the river, including a large screened in porch, beautiful stone patio.