

MLS #: L176186A (Active) List Price: \$99,000

00 Groome Way Keene Valley, NY 12943



Land Type: Lots
Lot Type: Corner, Mountain, Views, Wooded
Use: Single Family
Waterfront: No
Waterfront Footage:
Body of Water: None
Waterfront Info: None

Area: Keene, Keene Valley
County: Essex
Town: Keene
Subdivision: Adrians Acres
School District: Keene
Zoning: Residential

Assessors Parcel/Tax Map #: 63.-2-83.000		Assessed Value: 168200	
Volume: 1241	Page: 206	Instrument: Deed	Deed Date: 3/7/2000
Land Tax \$: \$1,298	School Tax \$: \$1,752	Village Tax \$: \$0	APA:
Total Taxes \$: \$3,050		Exemptions: Documents/Exemptions: Deed	
Lot Dimensions: 7 Acres		Apx Acreage: 7	
Road Frontage:	Lot Description: Corner Lot, Few Trees, Rolling Slope, Views, View-Mountain, Wooded		

Water \$: \$0	Views: Mountain(s), Trees/Woods
Utilities: Electricity Available, Well Needed, Septic Needed	Terrain: Level, Rolling, Steep
Restrictions: Yes, Covenants & Guidelines	Property Information: None
Road: 4WD Recommended, Dirt, Private	Association Fees: 0.00

Brokers Agent Comm: 2.5 **Buyer Agt Comm:** 2.5 **Sub Agt Comm:** 2.5

Remarks: Majestic mountain views, with some clearing, in Adrian's Acres East overlooking Keene Valley/Keene. Nice quiet location. Upper lot slopes down allowing for those great views! Please note that the 7 acres reflects two lots. One consisting of 3.6 acres (Tax Map #63.-2-82.000) and the other consisting of 3.4 acres (Tax Map #63.-2-83.000). Wonderful opportunity to build in the Adirondack High Peaks region. This 4 season property is accessed over a seasonal 4 wheel drive only road. Winter access is achieved by hiking, snowmobile/Polaris, or hiring someone to plow the road.

Information Herein Deemed Reliable but Not Guaranteed
MLS #: L176186A