

MLS #: R176398A (Active) List Price: \$3,200,000

146 Adrian's Acres Ln Keene Valley, NY 12943



**Style:** Adirondack, Ranch  
**# Stories:** One  
**Bedrooms:** 5  
**Full Baths:** 3  
**Half Baths:** 0  
**1st Floor Primary:** Yes  
**Year Built:** 1965  
**Unit Location:** None/Residential  
**Apx Total SqFt:** 4294  
**Fin Above Grade SqFt:** 4294  
**Fin Below Grade SqFt:** 0  
**# Fireplaces:** 3  
**Garage/Carport:** 1 Car Garage, Attached Garage  
**Seasonal Property:** No

**Area:** Keene, Keene Valley  
**County:** Essex  
**Town:** Keene  
**Subdivision:** None  
**School District:** Keene  
**Waterfront:** No  
**Waterfront Footage:**  
**Body of Water:**

**Assessors Parcel/Tax Map #:** 62.2-3-58.110 **Assessed Value:** 1082300  
**Volume:** 1862 **Page:** 121 **Instrument:** Deed **Deed Date:** 1/20/2017  
**Land Tax \$:** \$8,352 **School Tax \$:** \$11,276 **Village Tax \$:** \$0 **APA:** **Special Assessments:**  
**Total Taxes \$:** \$19,628 **Exemptions:** **Documents/Exemptions:** Deed, Property Condition  
**Lot Dimensions:** 25.48 **Apx Acreage:** 25.48  
**Lot Description:** Few Trees, Level, Outdoor Lighting, Rolling Slope, Steep Slope, Views, View-Mountains, **Zoning:** Residential  
Wooded  
**Road:** Paved, Public

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer	First	10' X 11'6"	Wood	Primary Bedroom	First	16' X 20'6"	Hdwd
Living Room	First	23'9" X 22'2"	Hdwd	Bedroom 2	First	11'6" X 10'	Hdwd
Dining Room	First	23' X 14'	Hdwd	Bedroom 3			
Kitchen	First	16' X 27'3"	Vnyl	Bath	First	13' X 9'5"	Tile
Utility/Laundry				BATH	First	11'6" X 9'5"	Vnyl
GAME ROOM	First	29' X 24'	Wood	SOLARIUM	First	4'6" X 25'	Ston
BUNK ROOM	First	13'6" X 10'6"	Wood	EAST BATHROOM	First	13'6" X 8'	Tile
EAST BEDROOM	First	13' X 12'	Wood				
SCREENED PORCH	First	20' X 12'	Hdwd				

**Exterior:** Wood Siding  
**Roof:** Metal  
**Basement:** Crawl Space, Partial, Unfinished, Walk-Out Access  
**Foundation:** Block  
**Water Heater:** Oil  
**Heating:** Above Ground Tank, Baseboard, Boiler, Hot Water, Oil  
**A/C/Cooling:** None  
**Electric:** 200+ Amp Service  
**Water/Sewer/Gas:** Well Drilled, Well Private, Septic  
**Green Features:** None

**Views:** Mountain(s), Trees/Woods  
**Interior Features:** Cable TV, Cathedral Ceiling(s), Fireplace, Internet Available, Vaulted Ceiling(s), Walk-In Closet(s)  
**Windows:** Double Pane Windows  
**Fireplace:** Family Room, Living Room, Masonry  
**Appliances:** Carbon Monoxide Detector, Cooktop, Dishwasher, Dryer, Electric Oven, Indoor Grill, Oven, Refrigerator, Smoke Detector, Wall, Washer  
**Exterior Features:** Barn/Shed, Deck, Gravel Drive, Outbuilding(s), Porch, Porch-Covered, Porch-Enclosed, Porch-Screened, Professionally Landscaped, Trees, Underground Utilities  
**Association Fees:**  
**HOA Includes:** None  
**HOA Amenities:** None

**Brokers Agent Comm:** 2 **Buyer Agt Comm:** 2 **Sub Agt Comm:** 2  
**Remarks:** It doesn't get much better than this! A true Keene Valley Classic with 25± wooded acres and unmatched 180° views of the highest peaks is being offered for the first time in over 50 years. The quintessential 4200± sq. ft. architect designed mid-century modern home was built to endure. It is perfectly adapted for Adirondack living, resting on bedrock and conscientiously maintained to the highest standards, including a new insulated standing seam roof which perfectly complements the one story home. The setting is lovely, with expansive lawns and fern beds punctuated by stately oaks, mature maples and boulders, large and small. This is a peaceful refuge, private and quiet, yet only 1 mile from the village and easily accessible at every season.

Information Herein Deemed Reliable but Not Guaranteed  
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