



Bedrooms Total: 3
Bathrooms Total: 2
Bathrooms Full: 2
Bathrooms Half: 0
Living Area: 1,757
Above Grade Finished Area: 1,757
Building Area Total: 1,757
Levels: Two
Year Built: 1870

Fireplace YN: No
Garage YN: No
Lot Size Acres: 1.5
Lot Size Dimensions: 1.50
Seasonal Property YN: No
Waterfront YN: No
Water Body Name: None
Zoning: Residential

Public Remarks: This 3Bedroom 2Full Bath Old Style Home has been totally renovated inside and out-Large Rooms upstairs and downstairs-Sits on a 1.5ac Lot with views of the River across the Road-wild life galore in the area-open covered front Porch and enclosed insulated back Porch with pine T&G walls and ceilings could be great Game-Family Room-a great buy at this price Large Master Bedroom suite on the main floor with Jacuzzi Tub in Master Bath-Two Large Bedrooms with a Den on the second Floor. This is an Estate Sale.
 Click to View Virtual Tour

Interior & Exterior Features	Room Details	Construction & Utilities																																																																																																
<p>Interior Features: Ceiling Fan(s); High Speed Internet; Jetted Tub; Primary Downstairs Exterior Features: Lighting Appliances: Dishwasher; Dryer; Electric Cooktop; Refrigerator; Washer Basement: Full Fireplace Features: Fireplaces Total: 0; None Lot Features: Level; Many Trees; Views Parking Features: Driveway; Gravel; No Garage Road Frontage Type: Public Road Surface Type: Paved Security Features: Carbon Monoxide Detector(s); Smoke Detector(s) View: Meadow; River; Trees/Woods; Water Window Features: Insulated Windows</p>	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Level</th> <th>Length</th> <th>Width</th> <th>Room Features</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Primary Bedroom</td> <td></td> <td></td> <td></td> <td>Laminate</td> <td>11x16</td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td></td> <td>Carpet</td> <td>23x16</td> </tr> <tr> <td>Bedroom 2</td> <td></td> <td></td> <td></td> <td>Carpet</td> <td>12x16</td> </tr> <tr> <td>Bedroom 3</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Primary Bathroom</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bathroom</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Den</td> <td></td> <td></td> <td></td> <td>Ceramic Tile</td> <td></td> </tr> <tr> <td>Dining Room</td> <td></td> <td></td> <td></td> <td>Ceramic Tile</td> <td>12.5x11</td> </tr> <tr> <td>Game Room</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Great Room</td> <td></td> <td></td> <td></td> <td>Carpet</td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td></td> <td></td> <td>Ceramic Tile</td> <td>12.5x11</td> </tr> <tr> <td>Living Room</td> <td></td> <td></td> <td></td> <td>Laminate</td> <td>17.5x16.5</td> </tr> <tr> <td>Office</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Utility Room</td> <td></td> <td></td> <td></td> <td>Ceramic Tile</td> <td>8x8</td> </tr> <tr> <td>Other Room</td> <td></td> <td></td> <td></td> <td>Laminate</td> <td></td> </tr> </tbody> </table> <p>Laundry Features: Electric Dryer Hookup; Gas Dryer Hookup; Washer Hookup Patio And Porch Features: Covered; Enclosed; Porch Room Types: Bedroom 2 Level: Second; Bedroom 3 Level: Second; Den Level: 1; Dining Room Level: First; Great Room Level: 2; Kitchen Level: First; Living Room Level: First; Other Room Level: 1; Primary Bedroom Level: First</p>	Room Name	Level	Length	Width	Room Features	Remarks	Primary Bedroom				Laminate	11x16	Bedroom				Carpet	23x16	Bedroom 2				Carpet	12x16	Bedroom 3						Primary Bathroom						Bathroom						Den				Ceramic Tile		Dining Room				Ceramic Tile	12.5x11	Game Room						Great Room				Carpet		Kitchen				Ceramic Tile	12.5x11	Living Room				Laminate	17.5x16.5	Office						Utility Room				Ceramic Tile	8x8	Other Room				Laminate		<p>Construction Materials: Vinyl Siding Architectural Style: Old Style Heating: Forced Air; Oil Cooling: None Electric: 100 Amp Service Roof: Metal Sewer: Septic Tank Utilities: Internet Available Water Source: Well Drilled</p>
Room Name	Level	Length	Width	Room Features	Remarks																																																																																													
Primary Bedroom				Laminate	11x16																																																																																													
Bedroom				Carpet	23x16																																																																																													
Bedroom 2				Carpet	12x16																																																																																													
Bedroom 3																																																																																																		
Primary Bathroom																																																																																																		
Bathroom																																																																																																		
Den				Ceramic Tile																																																																																														
Dining Room				Ceramic Tile	12.5x11																																																																																													
Game Room																																																																																																		
Great Room				Carpet																																																																																														
Kitchen				Ceramic Tile	12.5x11																																																																																													
Living Room				Laminate	17.5x16.5																																																																																													
Office																																																																																																		
Utility Room				Ceramic Tile	8x8																																																																																													
Other Room				Laminate																																																																																														
Listing Information	Contract Information	Location Info and Associations																																																																																																
<p>Days On Market: 1056 Deed Date: 02/13/2019 Deed Details: Instrument: 0; Page: 6377; Volume: 2019 Documents Available: Deed; Lead Paint Exemptions: No Exemptions Listing Terms: Cash; Conventional Special Listing Conditions: Standard</p>	<p>Listing Agreement: Exclusive Right To Sell Listing Contract Date: 10/14/2021 Major Change Timestamp: 06/20/2024 Major Change Type: Back on Market Status Change Timestamp: 06/20/2024 Expiration Date: 10/15/2024 Back on Market Date: 06/20/2024 Original List Price: \$150,000 List Price/SqFt: \$82.47 Current Price: \$144,900</p>	<p>Property Sub Type: Single Family Residence County: St Lawrence Parcel Number: 26.004-1-10.11 MLS Area Major: Other Township: Brasher Subdivision Name: None School District: Brasher Falls Latitude: 44.842865 Longitude: -74.692238 Tax Annual Amount: \$1,686.59 Tax Assessed Value: \$63,800 Land Tax Annual Amount: \$682.98 Association YN: No Association Fee Includes: None Association Amenities: None Financial Details: School Taxes: 1,003.61; Village Taxes: 0</p>																																																																																																

Directions: RT 11 in the Malone heading west past the old Crossroads and rt 5 take second right on Mill St follow to RT 16 to RT 52 to Church ST then left onto RT 50 look for our sign on the right about half mile

Kaytlin Lamica

North Country Realty

3415 State Route 11

Malone, NY 12953

518-483-0800

518-483-0800

kbenware@northcountryrealty.com

Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Kaytlin Lamica on Wednesday, September 04, 2024 9:57 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Daniel M. [Signature] (print name of licensee) of NCR

(print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the: Buyer as a (check relationship below)

- Seller as a (check relationship below)
 - Seller's agent
 - Buyer's agent
 - Broker's agent
- Broker's agent

- Dual agent
- Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
- Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer, and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure form: signature of { } Buyer(s) and/or { } Seller(s):

[Signature]

Date: _____ Date: _____



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

Disclosure of information on Lead-Based paint and /or Lead-Based paint hazards

Lead Warning statement: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure:

(a) Presence of lead-based paint and/or lead based paint hazards (check (i) or (ii) below)

- (i) Known lead-based paint and/or lead based paint hazards are present in the housing (explain)
- (ii) Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below)

- (i) Seller has provided the purchaser with all the available records and reports pertaining to lead-based paint and /or lead-based paint hazards in the housing (list documents below)
- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) Records and reports supplied by the seller (initial (i) or (ii) below)

- (i) _____ Purchaser has received copies of all information listed above in (b)(i).
- (ii) _____ Seller provided no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet **PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME.**

(e) Purchaser has (initial (i) or (ii) below):

- (i) _____ Received a 10 day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards; or
- (ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards.

Agent's acknowledgement (initial)

(f) DC Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certificate of accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Seller	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	_____ Date	_____ Agent	_____ Date



New York State Association of REALTORS®, Inc.