

COLUMBIA GREENE NORTHERN DUTCHESS MLS LAND PROPERTY DATA FORM

Information Deemed Reliable but Not Guaranteed
BOLD CAPS INDICATE REQUIRED FIELD

OFFICE ID H2 BR AGENT ID BETSY PEL
CO-OFFICE ID _____ CO-AGENT ID _____
AREA LEXINGTON COUNTY GREENE
TAX MAP ID# 108.00-3-29 New or Under Construction _____

Street # 6 -Modifier _____ Direction _____ STREET NAME DEER Suffix LN.
Unit # _____ TOWN LEXINGTON ZIP CODE 12452
LISTING PRICE \$195,000

AGREEMENT TYPE: Exclusive Right to Sell Exclusive Agency
PUBLIC VIEWABLE: Yes No SHOW ADDRESS TO PUBLIC: Yes No
SHOW ADDRESS TO CLIENTS: Yes No PUBLISH TO VOW: Yes No
SHOW ADDRESS ON VOW: Yes No SHOW AVM ON VOW: Yes No

SHOW COMMENTS ON VOW: Yes No Photographer Instructions: _____
COMMISSION: Sub Agency 0% Buyer Agency 4% Brokers Agent Comp 4%

Lot Size 4.2 Sq Ft _____ Acres
LISTING DATE 6/29/24 EXPIRATION DATE 12/31/24

SCHOOL DISTRICT HTC SPECIAL CONDITIONS _____
OWNER NAME DEER PEN ESTATES (MANCUSO)
Owner Phone _____ Phone to Show 518-368-9374

Showing Instructions _____

Marketing Remarks BUILD YOUR MOUNTAIN GETAWAY. EQUIDISTANT TO THREE SKI RESORTS. ALL SEASON DESTINATION. ONLY 2.5 HRS. FROM NYC. UNDERGROUND ELECTRIC. COUNTRY LIVING AT ITS BEST. BEAUTIFUL UNOBSTRUCTED MOUNTAIN VIEWS. STREAM IN REAR OF PROPERTY

Agent Remarks _____

C. DeL... 6/26/24 B.P 5/16/24
Owner's Initials Date Agent's Initials Date

DIRECTIONS TO PROPERTY FROM HUNTER: RT. 23 A WEST TOWARDS PRATTSVILLE
MAKE LEFT ON TO CR 2. GO OVER BRIDGE. MAKE RIGHT.
CONTINUE ON CR 2 TO T IN ROAD. MAKE RIGHT. CONTINUE
ON CR 2. MAKE RIGHT ON TO OVERLOOK.
911 ADDRESS _____

MPV _____

SIGN ON PROPERTY: Yes No

Registered Wetland: Yes No

Agricultural District: Yes No

Agricultural District Disclosure: Yes No

FLOOD ZONE: Yes No Unknown

Contingencies Yes No

Deed Restrictions: Yes No

Deed Restrictions List: Yes No Unknown

LO Escrow Bank _____

LOT SIZE 4.2 AC.

Topography _____

% Wooded _____ % Cleared _____

SURVEY: Yes No

Zoning RES.

PAVED STREET: Yes No

Stream / Pond: Yes No

Views _____

Waterfront: Yes No

Water Rights Yes No

SECLUDED: Yes No Semi

ROAD FRONTAGE 533'

BOHA: Yes No

Buildings NO

Land Description _____

Driveway: Yes No

HOA: Yes No

HOA Fee _____

Land Perc: NEEDS PER C

SCHOOL TAX \$ 412.00

TOWN TAX \$ 387.00

Other Tax _____

ASSESSMENT _____

ASSESSORS FULL MARKET VALUE _____

TAX EXEMPTIONS: Yes No

Village Tax _____

WATER NEEDS WELL

SEWER NEEDS SEPTIC ELECTRIC UNDERGROUND

[Signature] _____ 6/26/24
 Signature of Owner Date

Signature of Owner Date

Betsy Pelletier 5/16/24
 Broker or Authorized Representative Date

HEAVENS 2 BETSY REALTY
 Listing Office Telephone Number
518-368-9374