

# 4889 Route 374 Ellenburg (Clinton County)

## *Property Highlights*

310 feet of private waterfront  
Sandy beach

Multiple outdoor entertaining areas:

Multiple platforms and easy access points, inviting you to the lake from several scenic spots.

Expansive outdoor decks perfect for gatherings

Lakeside fire pit for cozy evenings

Three season room with propane fireplace and Easy Breeze Windows extending your enjoyment into the cooler seasons or rainy days.

## *Residence Features*

- Over 3,200 sq. ft. of thoughtfully designed living space
- 3 spacious bedrooms plus a bonus room ideal for a playroom or office
- Gourmet kitchen with cherry cabinetry, granite countertops, and premium appliances
- Three propane fireplaces throughout the home for ambiance and warmth
- Hardwood floors and cedar accent walls adding Adirondack charm
- Heated garage 24' x 20'
- Generator and advanced security system with heat alarm—ideal for peace of mind during winter getaways
- Central air conditioning for year-round comfort
- Fully furnished with high-end furniture—move in and enjoy immediately

<i>Lot</i>	1.06 Acre
<i>Waterfront</i>	310 sq. ft.
<i>Built</i>	1992
<i>Style</i>	Ranch Fully Renovated
<i>School District</i>	Northern ADK
<i>School Tax</i>	4,146.42
<i>Land Tax</i>	4,897.12
<i>Deed</i>	
<i>Water</i>	Drilled well
<i>Electricity</i>	200 Amp
<i>Heat</i>	2 Propane furnaces
<i>Fireplace</i>	3 Propane
<i>Sewer</i>	Private septic
<i>Foundation</i>	Crawl
<i>Bedrooms</i>	3
<i>Bath</i>	2
<i>Bath 1/2</i>	1
<i>LVG Area</i>	3180 sq. Ft.
<i>Kitchen</i>	
<i>Dining</i>	35 x 24
<i>Hearth</i>	
<i>LVG Rm</i>	29 x 22
<i>Bonus Rm</i>	13 x 11
<i>Master BR</i>	19 x 19
<i>BR 2</i>	13 x 11
<i>BR 3</i>	13 x 11
<i>Laundry</i>	12 x 8
<i>Master bath</i>	12 x 11
<i>Guest bath</i>	8 x 7.5
<i>Lakeside Retreat Rm</i>	15 x 15

