## 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.

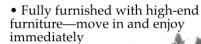
Expansive outdoor decks perfect for gatherings

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 yearround comfort





Lot 1.06 Acre 310 sq. ft. Waterfront 1992 Built

Style Ranch Fully Renovated

School

District Northern ADK

School Tax 4,146.42 Land Tax 4,897.12

Deed

Water Drilled well

Electricity 200 Amp

2 Propane furnaces Heat

Fireplace 3 Propane

Sewer Private septic

Foundation Crawl

**Bedrooms** 3 Bath Bath 1/2

LVG Area 3180 sq. Ft.

Kitchen

Dining 35 x 24

Hearth

LVG Rm 29 x 22

13 x 11 Bonus Rm 19 x 19 Master BR

BR 2 13 x 11

BR 3 13 x 11

12 x 8 Laundry

Master bath 12 x 11

Guest bath 8 x 7.5

Lakeside

Retreat Rm 15 x 15