



**\$80,000**

**3 Beaver Run Lane  
Dickinson Center, NY**

**2.5 BR, 1 BA, waterfront,  
cottage on .82 acres**



**This cottage is neat and clean inside & out, fully furnished and is totally move-in ready.** Located on 120 ft. of the Deer River in the Adirondack North Country foothills. Beautiful 4 season quiet setting for year round getaways.

- Fully furnished 2.5 bedrooms with six twin beds and a full size sleep sofa will allow up to eight guests to stay in rustic comfort.
- Fully equipped kitchen includes all cookware and utensils, dinnerware, and flatware. Dining table seats six.
- Stove/Oven, Refrigerator, Microwave, Toaster, Coffee Maker
- Large full bath with laundry area (full size washer & gas dryer included).
- Ceiling Fans.
- Monitor heater and gas "wood" stove.
- Large mudroom will accommodate all of your outergear.
- 1 car detached garage with electric.
- Private gravel lane.
- Drilled well and modern septic system.
- This cottage is on the electric grid, has land line telephone, high speed fiber optic internet is available.

**LOCATION**

Tucked away at the edge of the quiet village but within 3 miles of the school, churches, doctors offices, convenience stores, gas station, bank, eateries, a golf course, and

thousands of acres of state forest for ATVs, hunting, fishing, groomed trail snowmobiling, hiking and paddling adventures.

Less than a 1/2 hour drive from the quiet solitude of the river to Malone or Potsdam, colleges & universities, county seat offices, hospitals, restaurants, arts & entertainment, casino, shopping, skiing and more golf. One hour to Lake Placid Olympic Village, less than two hours to Ottawa or Montreal Canada.

- PRICE** - \$80,000
- ADDRESS** - 3 Beaver Run Lane, Dickinson Center, NY 12930
- COUNTY** - Franklin
- TAXES** - \$1,491 (2011)
- ACREAGE** - .82 acre
- BEDROOMS** - 2.5
- BATH** - 1 full bath (with laundry area)
- SCHOOL** - St. Regis Falls
- WATER** - Drilled Well
- SEWER** - 500 gallon septic
- HEAT/COOLING** - Kero. Monitor & Gas "wood" Stove, Ceiling Fans
- ROAD** - Private gravel lane
- GARAGE** - 1 car detached

[www.nyRealEstateByOwner.com/camp](http://www.nyRealEstateByOwner.com/camp)

**PHONE OWNER (518) 856-0017**