

Sacandaga Station—Sacandaga Park, NY

Cottage Lot 14

The cottage on Lot 14 is on the West side of the Village. The front porch looks out on a grouping of majestic pines and hemlocks. The front porch has a trellis that adds to the privacy of the porch sitting area. There is also a side entry porch. It connects the house to the attached garage and provides access to a small patio along the pretty swale that borders the Village area on the north side. There is a lakeview from the patio. The second floor covered porch views towards the center of the Village. The interior spaces can be customized. One suggested interior layout provides a bedroom & full bath on the first floor. This bedroom has a vaulted ceiling with a sky light. The rest of the first floor is an open design with a sitting area, dining area and kitchen. The second floor has a full bath and either two bedrooms or one bedroom plus a sitting area. The stairwell has a landing and lots of natural lighting. There is a full basement. Suggested heating is radiant floor on the first floor and radiator panels on the second floor. A small direct vent pellet or gas stove can be installed in the first floor living area. Total square footage of heated space is 1280 sqft plus the (insulated) garage, basement and porches. Porches can be screened in. Construction materials are low maintenance.



Sacandaga Station—Sacandaga Park, NY

Cottage Lot 14



First floor: 784 sqft

Sitting area: 12' x 12'
 Dining area: 10' x 12'
 Kitchen: 11 x 10'
 Bedroom1: 14'8" x 11'10"
 Bath1: 7'2" x 6'2"

Second Floor: 498 sqft

Bedroom2: 11' x 12'5"
 Bedroom3: 10'5" x 9'5"
 Bath2: 11'5" x 6'5"
 Loft area: 10'5" x 7'9"

Full Basement: 760 sqft

Garage: 308 sqft

Purchase Options:

1. Finished exterior shell with interior walls framed and the lot landscaped: **\$198,000**
2. Fully finished inside and out with inside customized: **\$278,000 approx.**

For the overall site plan see:
www.sacandagastation.com/site_plan_map.html

Prices and specifications are subject to change. As of April 1, 2008