

NORTH

**SNOWSHOE RIDGE**  
Warrensburg, NY



MODEL HOME  
LOT #6 5.5 acres  
\$695,000  
MLS # 100023

**LOT SPECIFICATIONS**

Lot #/Address/MLS #	Acreage	Price	Lot Dimensions	Assessed Value	Taxes
(#1) 65 Snowshoe Ridge MLS # 100020	18.29 acres	\$161,000	80 x 856 x 2814 x 1209	\$79,700	\$1,724
(#2) 61 Snowshoe Ridge MLS # 10019	5.19 acres	\$79,900	150 x 856 x 768 x 408	\$50,500	\$1,092
(#3) 59 Snowshoe Ridge MLS # 100018	5.00 acres	\$79,900	150 x 891 x 370 x 768	\$50,000	\$1,082
(#4) 53 Snowshoe Ridge MLS # 100016	5.00 acres	\$79,900	154 x 766 x 373 x 891	\$50,000	\$1,082
(#6) 29 Snowshoe Ridge MLS # 100023 Model Home	5.49 acres	\$695,000 *Drilled well: 125 feet, 30-40 GPM	941 x 434 x 682	\$81,000	\$1,752
(#7) 67 Snowshoe Ridge MLS # 100022	5.09 acres	\$85,000	408 x 389 x 631 x 418	\$37,700	\$815
(#9) 42 Snowshoe Ridge MLS # 100021	5.00 acres	\$96,000 *Drilled well: 185 feet, 65 GPM	282 x 769 x 195 x 831	\$37,700	\$815

Important deed restrictions:

- \*1,400 SF minimum for single story home
- \*1,000 SF minimum for 1st floor of 2-story home
- \*3-car garage maximum
- \*1 storage shed

- \*Developer has architectural approval
- \*Developer (Michael Eddy) to build homes
- \*Natural wood siding, logs, shakes, shingles
- \*No vinyl