

# WATERFRONT, 1 Story, Ranch - Potsdam, NY



**5532 State Highway 56, Potsdam, NY, 13676**

Offered at \$340,000

REDUCED \$35K!!!! A home listed you won't want to miss!! This home is located in Hannawa Falls. Hannawa Falls is a unique little community. Located just 3 miles from Potsdam. It's just off the beaten path but close enough to amenities. You can make a day of Postwood Park and Beach, Hiking, Fishing or enjoying the local restaurant or family owned stores. But enough about the surrounding area...why focus on that when you won't want to leave your new home. Nestled on Hannawa Lake is a well maintained ranch style home with 3 bedrooms and 2 full baths just waiting for a new family to start their memories in. Inside you will find a eat in kitchen that has witnessed several holiday celebrations. In the cozy livingroom there is a fireplace to cuddle up by on chilly nights. There are three good sized bedrooms with ample closets. The master bedroom has a master bath and a porch that overlooks the breathtaking views of the lake. Enjoy the views from the enclosed porch. Just sit and relax! This home has been owned by the same family since it was built. Enjoying the water each and every year. Boating, swimming, kayaking, fishing, ice fishing and ice skating on a private little piece of heaven. The owner has done several updates over the years such as driveway 2022, roof in 2018, septic in 2005, water pump in 2021, water filter 2021, water heater 2019, furnace 2000 and a new electric pole and light has been installed to be more energy efficient and updated. There is a camper hookup with pad and septic for those friends and family that want to hang out at your wonderful home. This home can be used as a seasonal camp but has been used as a primary home. This property is also unique because it has a boat house which is grandfathered in. It is a very unique building to have and you will really enjoy the views from inside it. There is a boat dock and boat launch as well. You seem intrigued if you have read this far so don't hesitate and make your appointment to see this property today.

3 Bedrooms

2 Bathrooms

1,055 sqft

Built: 1985



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