

# Check Out These Great Listings

**FIACCO REALTY**

Results that MOVE you!

**MLS # 49973 • \$369,000**  
3 Mechanic St., Potsdam



3 bed, 2 bath, 1,792 sq. ft., Waterfront living! Ranch w/open concept. Hardwood floors, Dead end street to Raquette River. Wrap around patio. Insulated 2 car detached garage w studio apartment needing completion. Rare opportunity!

**MLS # 50043 • \$425,000**  
381 Lakeshore Drive, Norwood



Norwood Lake waterfront • 2 bd, 2 bath, 1,890 sq. ft., attached 2 car garage. Central a/c, 3 season room, back deck, dock, open concept LR, cathedral ceiling, 4 seat kitchen breakfast island bar. Natural gas heat and hot water. Walls of windows for sunset views.

**MLS # 49947 • \$265,000**  
40 Woodland Dr., Massena



4 bed, 2.5 Bath, 1,650 sq. ft., Raymodville. In ground pool, attached garage. Front covered porch & large back deck. Norwood - Norfolk school district. Cherry cabinet kitchen. Breakfast bar sets 5. Basement w/LRoom, office area, & washer & dryer. Move in ready.

**MLS # 49922 • \$286,000**  
2 Church St., Canton



5 bed, 2 bath, 2,950 sq. ft., Lovely flower and stone landscaping! Front covered porch to French doors opening into large renovated kitchen with big eat at island. Wide plank floors in dining room. Second LR. Back enclosed porch. Second floor laundry. Move in ready!

**MLS # 50131 • \$224,000**  
125 County Rt. 58, Colton



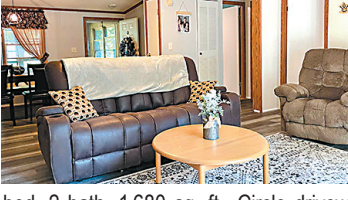
Open Concept 3 bd, 1.5 bath, 1,487 sq. ft. New front porch and fenced in yard. Screened in large back porch. Tranquil country setting. Newer hardwood floors. Mud room. Renovated full bathroom Attached one stall garage.

**MLS # 50133 • \$145,000**  
49 Catherine St., Potsdam



1,230 sq.ft., 2 BR, 1 bath, 2 car garage. .33 acres. Move-in ready. Priced to sell. Much remodeling done. This Parishville home is a short walk to the beach w/access to the SLC Multi-use trail. Level & large yard with/room for gardening/outdoor entertaining.

**MLS # 49892 • \$164,000**  
41 Mackay Road, Potsdam



3 bed, 2 bath, 1,680 sq. ft.. Circle driveway. Enclosed front porch, back deck, Attached 2 car insulated garage w/workshop. 5.6 acres on dead end road. Primary BR w/ walk in closet & remodeled bath. Propane furnace and wood furnace for supplemental heat. Move in ready!

**MLS # 49852 • \$55,000**  
14 Pine St., Massena



1,352 sq.ft., 4 BR, 1 bath. Loads of potential. Spacious open floor plan. Basement w/ laundry area & ample storage. Roof needs replacing and upgrading throughout.

**MLS #49541 • \$199,000**  
88 West Main St., Norfolk



NEW PRICE! 1,920 sq.ft. 4 BR, 3 bath, 1 car gar. Remodeled. Move-in ready! Across from Sabad's Rest.. On water. Beautiful kitchen w/ island. Plenty of cabinets/counterspace. Back porch-3 season sunroom. Stainless Steel appliances convey. Lg.DR.

**MLS #49509 • \$225,000**  
36 Tucker Rd., Colton



1.6 acres. 1,667 sq.ft. 3 BR, 2 bath. 2 car garage. Move-in ready ranch. Central a/c. New front deck. Large LR. Large kitchen.

**MLS #49881 • \$124,000**  
9 Elderkin St., Potsdam



1,181 sq.ft. 2 apts. 3 BR, 2 bath. Currently 2 apts. easily convert to single family home. Close to downtown stores & services. Excellent income generating property. Oversized lot provides plenty of parking. Laundry hook-ups in basement.

**MLS #49441 • \$373,000**  
5955 SH 56, Potsdam



7.2 acres. 4,118 sq.ft., 4 BR, 2 bath. Highly sought after Hannawa Falls. Former renowned artist home/studio. Attached gar. could be apt. Renovated in the '90's. Custom built cabinets, stained glass light fixtures, tile inlays. Lg. kitchen, expansive DR w/lg. sliding glass doors to deck. Stunning great room. Adjacent to Erie Hydro Power Co. on Raquette River.

**MLS #49105 • \$224,000**  
5529 SH 56, Potsdam



0.6 acres. 1,500 sq.ft. 3 BR, 2 bath, 2 car garage. Move-in ready. Remodeled. Open concept kitchen/LR with tongue & groove pine vaulted ceiling. Back deck. Primary BR offers walk-in closet w/full bath. Basement laundry, Large back yard.

**MLS#49643 • \$39,900**  
Off Trimm Rd., South Colton



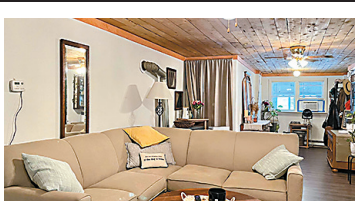
0.62 acres. 150x180 road. Great seasonal camp location. 1 BR, 1 bath. Lovely living room & dining room areas. Kitchen flows to bathroom. Near Snow Bowl State Forest. Hunt, fish, snowmobile & hike the seasons.

**MLS #49751 • \$179,000**  
1419 Old Potsdam-Pville. Rd., Potsdam



2.7 acres. 1,992 sq.ft. Duplex. 5 BR, 3 bath. Farmhouse w/wrap around porch. Keep apartments or revert to large family home. Large upstairs w/walk-in closets. Gazebo & stunning views. Three extra large barn/garages plus sheds. 6 miles from Potsdam.

**MLS #48791 • \$169,000**  
92 SH 345, Potsdam



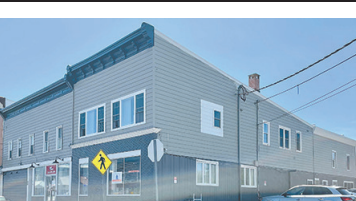
2,400 sq.ft., 2 spacious apts; one downstairs, one upstairs. 4 BR, 3 bath. 1.1 acres. Garage can be renovated. 3 natural gas meters. 3 electrical panels.

**MLS #49765 • \$34,900**  
860 SH 420, Brasher Falls



4 acres. With 418' road frontage. Partially cleared with some fill already brought in. Close to Potsdam, Massena, Winthrop & West Stockholm. Nice shed already on property that could turn into a small camp. Many types of trees & some trails on the property.

**MLS # 49766 • \$375,000**  
53 West Main St., Norfolk



7 unit apartment bldg. with large commercial space. Large parking lot in back plus side/front parking. Coin operated laundry room with 3 washers & dryers.

**MLS# 49759 • \$98,000**  
230 E. Orvis St., Massena



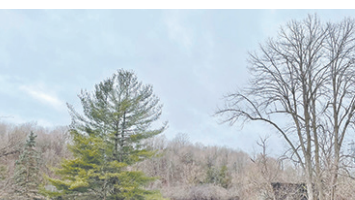
2,000 sq.ft, 2 acts, 4 BR, 2 bath. Great income property. 2 unit in the heart of Massena. Walking distance to many amenities. Both units currently rented with steady flow of rental interest. Upstairs nicely remodeled. Metal roof in excellent condition.

**MLS #48557 • \$190,000**  
199 Gulf Rd., Colton



0.33 Acres, 768 sf., 1 BR. Adorable waterfront cottage. Options exist to enlarge. Front porch & deck. Basement can be refashioned. Propane Energy Efficient furnace.

**MLS # 49513 • \$59,000**  
37 River St., Norwood



Waterfront vacant land. Dead end street. Perfect spot to build! Electricity, internet, natural gas spectrum & public water & sewer available.

**MLS # 49726 • \$65,000**  
186 Sullivan Rd., Winthrop



4.2 acre lot is cleared & ready for you to build. 2 garages. The 14' x 24' garage can be heated w/a wood stove. Features a single overhead door & attached lean-to for additional storage. Massive 28' x 40' garage has a 13' ceiling, featuring a propane boiler w/ radiant heat & 2 oversized overhead doors.

**MLS# 48893 • \$25,000.**  
Nell Manor Dr., Waddington



Natural gas, Spectrum for phone and internet. Underground power available. Public water & sewer hookups.

**MLS # 49825 • \$59,000**  
149 Pork St., Madrid



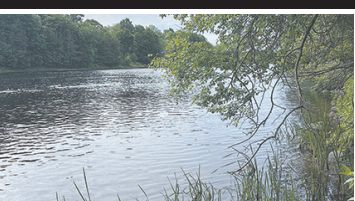
3 acres. 160' rd. frontage. 27" x 40' cement pad. 220' drilled well. 100 gal. septic. 30' x 32' two car garage & storage shed. Electric pole with service.

**MLS #49941 • \$899,000**  
68 Young Road, St. Regis Falls



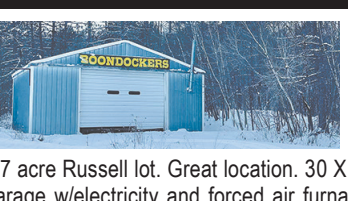
Lake Ozonia Waterfront! 3 bd, 2 bath, 1,684 sq. Ft., 1.8 acres. 300' waterfront. Electrified boat garage w/boat lift. 2 car garage. LR w/lg stone fireplace & wood stove insert. Lg sunroom. Kitchen features oversized double gas oven. Breathtaking views. Beautiful landscaping. Paved drive. Fall in LOVE today!

**MLS # 49870 • \$69,900**  
County Route 14, Madrid



7.87 acres. 350' rd. frontage. Newly surveyed. Natural spring on property! Grasse River for fishing, kayaking & small watercraft.

**MLS# 49339 • \$39,000**  
3549 CR 27, Russell



3.7 acre Russell lot. Great location. 30 X 36 garage w/electricity and forced air furnace. Former groomer barn with BOONDOCKERS signage. Corner CR 27 and Donnerville Road. Build a home or camp or put up a camper. Donnerville Road is a seasonal limited use highway. NO maintenance 12.1 to 4.1 - Great for riding. Ride snowmobiles, side by sides, 4 wheelers or dirt bikes.

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