

# **Welcome to Otter Pond**

## **1461 Goodnow Flow Rd., Newcomb, NY**

otterpondadk.com

(518) 703-5097

forsale@otterpondadk.com

**\$475,000 cash**



### **About The Otter Pond Club**

The Otter Pond Club, Inc. was established as a sportsman's club in 1955. The Club owns nearly 800 private Adirondack acres in Newcomb, NY and has 15 members, with each member assigned a lot on the property. Membership is subject to the Club bylaws and license agreement and new members must be approved by a vote of at least 10 existing members. The Club owns and pays taxes on all the land, and Club members pay taxes only on any improvements (house, etc.) that are constructed on the member's lot. Due to the ownership structure of the property, traditional mortgage financing is not available. Club dues are currently \$1,100 annually.

Otter Pond Members, their family, and guests have private access to all Club property for outdoor activities, including hunting, fishing, hiking, biking, paddling, snowshoeing, ATV-riding, snowmobiling, and more. The Otter Pond Club also maintains a membership with the Goodnow Flow Association, located just across from Otter Pond, where Club members may enjoy recreating on the beautiful Goodnow Flow Lake as well as the nearly 8,000 private acres.



## Home Details

3 bedrooms

1 full bath

Approx. 1200 SF finished living space

Living Room

Kitchen

Dining Area

Large Pantry

Newer stainless steel kitchen appliances

Basement with washer and dryer

Sliding glass door exits to spacious deck (10' x 32') overlooking Otter Pond

Nicely finished bonus outbuilding (12' x 16') with second deck overlooking Otter Pond

24' x 30' detached garage with inside stairs to access upper storage

Paved driveway

Wood burning stove

Forced air oil-burning furnace

Newer water heater installed in 2022

Structure framed with 2" x 6" walls

Subsiding and subroofing is 3/4" solid pine shiplap

1/2" RMAX exterior insulation

School Tax (Improvements Only\*): \$843.80 (Sept. 2024)

Town Property Tax (Improvements Only\*): \$1,510.42 (Jan. 2025)