



Deed Restrictions: No
Lot Size Acres: 1.5
Property Sub Type: Unimproved Land
Waterfront Y/N: No
Zoning: Single Residence

Public Remarks: 1.5 acre building lot located on a quiet side road in the Hamlet of Johnsbury, and just 10 minutes to Gore Mt and North Creek, as well as Garnet Lake and 1000's of acres of NYS land

Features & Structures		Utilities
Current Use: Unimproved Lot Features: Irregular Lot; Wetlands; Wooded		Sewer: None Utilities: Electricity Available; Phone Available Water Source: None
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 13 Financial Details: Full Market Assessment: 35,600 Listing Contract Date: 09/03/2022 Original List Price: \$35,000 Current Price: 35,000 Broker Agent Compensation: 0% Buyer Agency Compensation: 2% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No Elementary School: Johnsbury Central High School: Johnsbury Central School District: Johnsbury	Parcel Number: 133.-1-65 County: Warren City: Johnsbury City/Town (Mail): Johnsbury Geo Lat: 43.615901 Geo Lon: -73.973941 Tax Annual Amount: \$393 Tax Block: 133 Tax Lot: 65 Tax Section: 1 Total Taxes Description: Actual

Sale Info

Status Change Date: 09/03/2022

Possession: At Closing

Directions: From Rt 8 in the Hamlet of Johnsbury, turn onto Goodman Rd, lot is on left before Park Rd.

James D Nester

Cork Nester's True North Prop
 2751 State Rte 20
 North Creek, NY 12853
 518-796-0677
 +1 518-796-0677
corknester@gmail.com

Information is deemed to be reliable, but is not guaranteed. © 2022 Global MLS and FBS. Prepared by James D Nester on Friday, September 16, 2022 10:46 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.