



Rooms Total: 10
Bedrooms Total: 3
Bathrooms Total: 5
Bathrooms Full: 3
Bathrooms Half: 2
Bath Levels: Full Bath 1: 1st; Full Bath 2: 1st; Full Bath 3: Basement; Half Bath 1: 1st; Half Bath 2: Basement
Year Built: 2021
Above Grade Finished Area: 3,000
Above Grade Finished Area Source: Estimated
Below Grade Finished Area: 888
Below Grade Finished Area Source: Estimated
Deed Restrictions: Yes
Enhanced Accessible Y/N: No
Fireplaces Total: 3
Garage Spaces: 2

Living Area: 3,000
Total Finished Area: 3,888
Lot Size Acres: 1.47
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Water Body Name: Oven Mountain Pond
Waterfront Y/N: Yes
Zoning: Single Residence

Public Remarks: Stunning views of Gore Mt summit and trails from an immaculate 2 yr old ADK custom home in The Preserve, the area's premier development that includes a Club House, pool, tennis and pickleball courts, and forever wild 595 acres with trails, large pond and stream. Enjoy 4-seasons of fun w/ skiing, snowshoeing, hiking, river-rafting, biking and kayaking are nearby and the quaint town of North Creek with its restaurants and historic Main St, Hudson Riv. frontage and train station are just 10 min away. Then, come home to the most beautiful and complete ADK home in the area, where no detail was left undone. Sit by one of 3 stone FP's or enjoy the hot tub while taking in the spectacular views. This is more than just a home; it's an invitation to immerse yourself in the ADK's. Come see today!

Interior & Exterior Features	Room Details	Construction & Utilities																																																																																										
Interior Features: Built-in Features; Chair Rail; Crown Molding; High Speed Internet; Paddle Fan; Steam Shower; Stone Countertops Exterior Features: Drive-Paved; Garden; Lighting; Other Appliances: Built-In Gas Oven; Convection Oven; Cooktop; Dishwasher; ENERGY STAR Qualified Appliances; Instant Hot Water; Refrigerator; Washer/Dryer Fireplace Features: Basement; Gas Stove; Living Room; Wood Burning Lot Features: Cleared; Corner Lot; Irregular Lot; Landscaped; Level; Road Frontage; Sloped; Views Parking Features: Parking Total: 6; Attached; Garage; Paved Special Listing Conditions: Standard View: Mountain(s) Waterfront Features: Deeded Water Access; Dock; Pond; Shared; Waterfront	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> <th>Remarks</th> </tr> </thead> <tbody> <tr><td>Kitchen</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Living Room</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Dining Room</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Primary Bedroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Bedroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Laundry</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Primary Bathroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Full Bathroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Half Bathroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Entry</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Family Room</td><td></td><td></td><td>Basement</td><td></td></tr> <tr><td>Other</td><td></td><td></td><td>Basement</td><td></td></tr> <tr><td>Bedroom</td><td></td><td></td><td>Basement</td><td></td></tr> <tr><td>Full Bathroom</td><td></td><td></td><td>Basement</td><td></td></tr> <tr><td>Office</td><td></td><td></td><td>Basement</td><td></td></tr> <tr><td>Half Bathroom</td><td></td><td></td><td>Basement</td><td></td></tr> <tr><td>Utility Room</td><td></td><td></td><td>Basement</td><td></td></tr> </tbody> </table> <p> Basement: Exterior Entry; Finished; Full; Heated; Interior Entry; Walk-Out Access; Other Dining Room Type: Combined DR/LR Kitchen Features: Built-in Features; Gourmet Kitchen; Other Laundry Features: Laundry Room; Main Level Patio And Porch Features: Covered; Enclosed; Porch; Rear Porch; Screened </p>	Room Name	Length	Width	Level	Remarks	Kitchen			First		Living Room			First		Dining Room			First		Primary Bedroom			First		Bedroom			First		Laundry			First		Primary Bathroom			First		Full Bathroom			First		Half Bathroom			First		Entry			First		Family Room			Basement		Other			Basement		Bedroom			Basement		Full Bathroom			Basement		Office			Basement		Half Bathroom			Basement		Utility Room			Basement		Construction Materials: Clapboard; Wood Siding Architectural Style: Craftsman; Custom Heating: Baseboard; Hot Water; Propane Tank Leased; Radiant; Radiant Floor Cooling: Central Air Electric: 200+ Amp Service Foundation Details: Permanent Flooring: Hardwood; Laminate; Slate; Wood Roof: Composition Sewer: Septic Tank Water Source: Public
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Listing & Contract Info	Schools and Associations	Location Data																																																																																										
Days On Market: 16 List Price/SqFt: \$458.33 Listing Contract Date: 12/16/2023 New Construction Y/N: No Original List Price: \$1,325,000 Current Price: \$1,375,000 Broker Agent Compensation: 0% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: Yes Association Fee: 225 Association Fee Frequency: Monthly Association Fee Includes: Insurance; Maintenance Grounds; Water Association Amenities: Boat Dock; Lake Access Elementary School: Johnsbury Central High School: Johnsbury Central School District: Johnsbury	Parcel Number: 100.-2-20 County: Warren City/Municipality: Johnsbury Geo Lat: 43.65419 Geo Lon: -73.991379 Tax Annual Amount: \$8,620 Tax Block: 2 Tax Lot: 20 Tax Section: 100 Total Taxes Description: Actual																																																																																										
		Sale Info																																																																																										
		Status Change Date: 12/16/2023 Possession: At Closing																																																																																										

Directions: Peaceful Valley Rd to Back to Sodom Rd to the intersection of Oven Mt Rd and Mountain Path. Follow Mountain Path and veer left at the Y, home is on left after The Woods.

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 Cork Nester's True North Prop
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Front view



DJI_0999



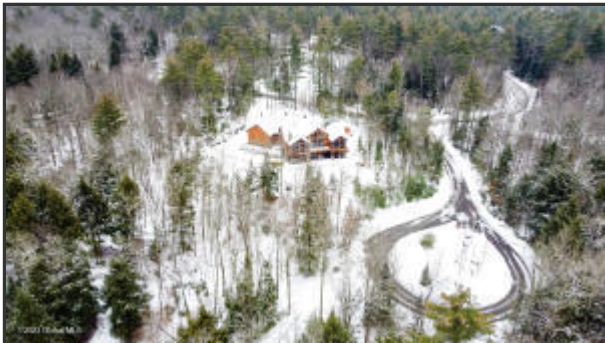
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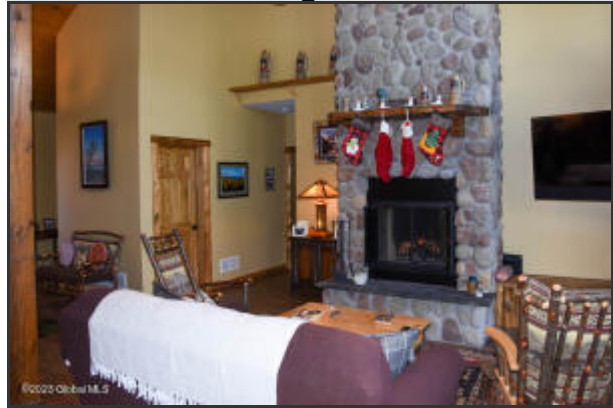
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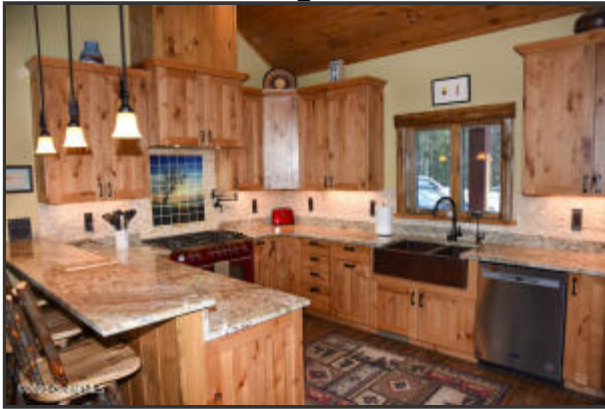
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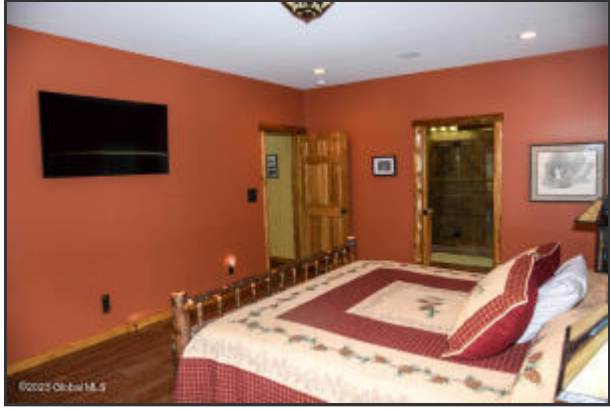
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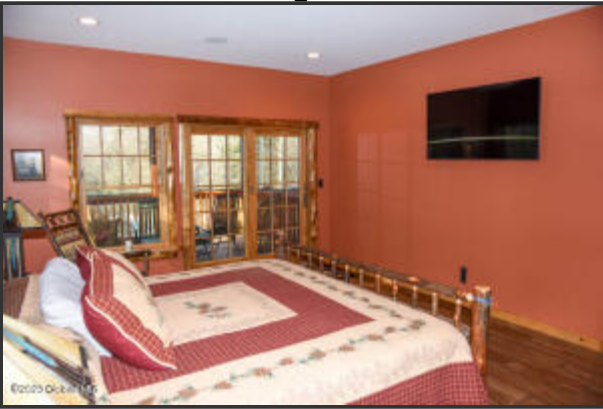
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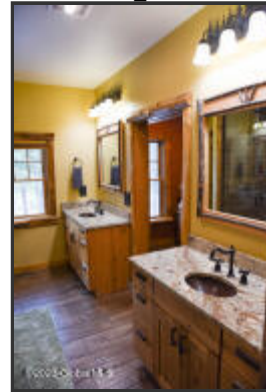
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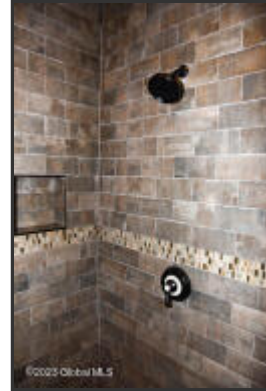
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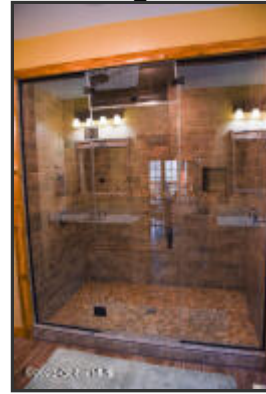
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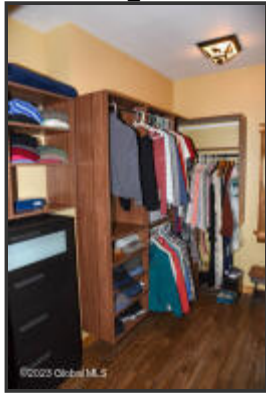
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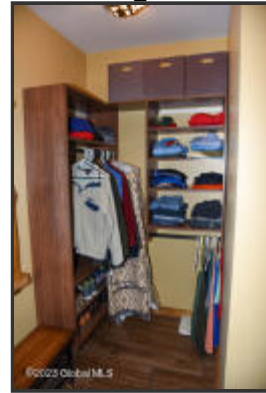
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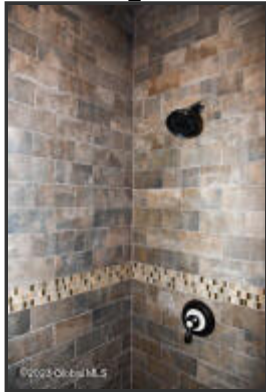
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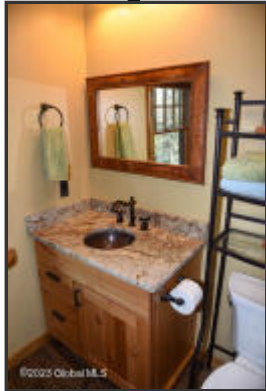
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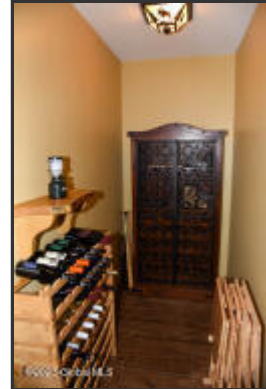
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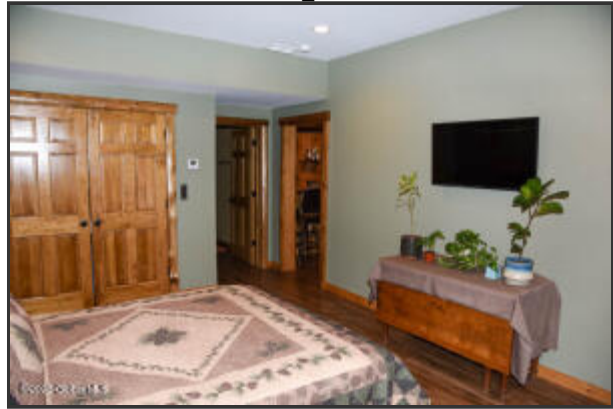
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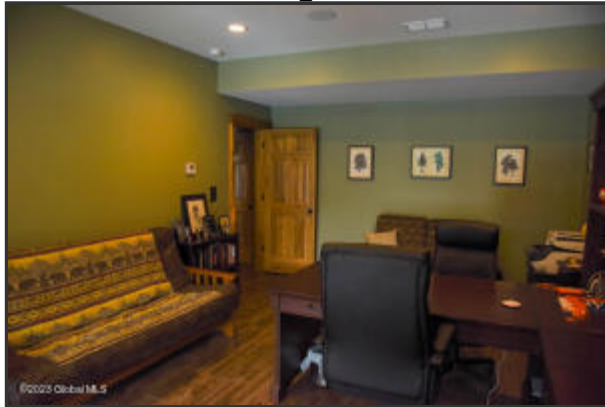
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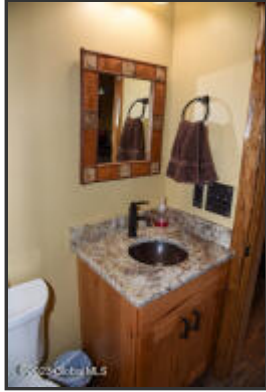
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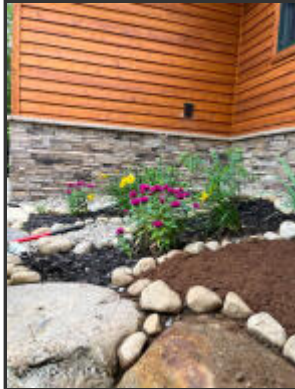
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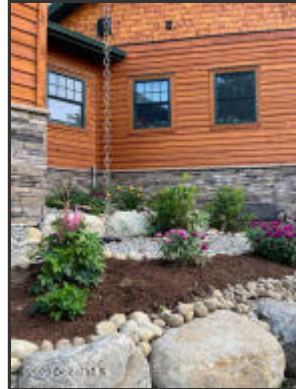
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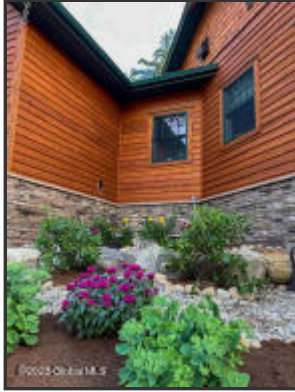
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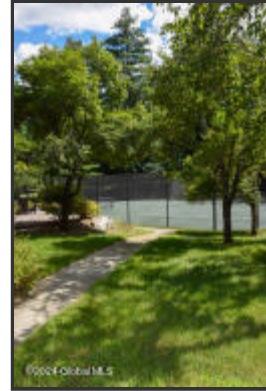
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Preserve-60



Preserve-61



Preserve-62



Preserve-63



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Preserve-65



Preserve-66



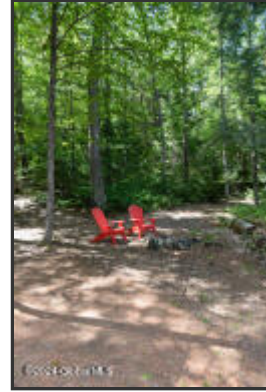
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Preserve-68



Preserve-69



Preserve-70



Screenshot 2023-12-30 at 1.42.59 PM



Screenshot 2023-12-30 at 1.43.50 PM



Screenshot 2023-12-30 at 1.43.39 PM

