Rooms Total: 5
Bedrooms Total: 2
Bathrooms Total: 1
Bathrooms Full: 1
Bathrooms Half: 0
Bath Levels: Full Bath 1: 1st
Year Built: 1975
Above Grade Finished Area: 1,200
Below Grade Finished Area: 0
Deed Restrictions: No
Enhanced Accessible Y/N: No
Fireplaces Total: 2
Garage Spaces: 3

Green Features Y/N: Yes
Living Area: 1,200
Lot Size Acres: 176
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Water Body Name: Spring Pond
Waterfront Y/N: Yes
Zoning: Mixed

Public Remarks: This stunning, one-of-a-kind, Adirondack retreat set upon 176 acres features an off the grid, beautifully rustic 2-BR year-round home, an ADK hand hewed cope log cabin perched on the mountaintop, 3 ponds, a 3-car det. garage with heated workshop, an outdoor wood-fired sauna, and gorgeous mountain views right from the LR windows and enclosed porch area. The property is "off the grid" and power is supplied by both solar panels and a LP generator. The land is a mix of both forest and pasture/meadows offering privacy/peace & quiet and is located just 20 min from Gore Mt and Lake George, and 40 min from Saratoga. Both on the land and nearby, one will find opportunities for outdoor fun abound! Come take in the views, wildlife, open sky, and all the natural wonders this property has to offer.

Interior & Exterior Features	Room Details	Construction & Utilities
Interior Features: Built-in Features; Cathedral Ceiling(s); Paddle Fan; Solid Surface Counters **Exterior Features:** Barn; Other **Appliances:** Gas Oven; Gas Water Heater; Refrigerator **Fireplace Features:** Family Room; Wood Burning; Wood Burning Stove; Other **Lot Features:** Cleared; Garden; Irregular Lot; Landscaped; Level; Meadow; Mountain(s); Private; Rock Outcropping; Secluded; Steep Slope; Views; Wetlands; Wooded **Other Structures:** Barn(s); Garage(s); Shed(s); Storage; Workshop **Parking Features:** Parking Total: 10; Detached; Driveway; Garage; Stone; Workshop in Garage; Other **Property Condition:** Updated/Remodeled **Special Listing Conditions:** Standard **View:** Hills; Meadow; Mountain(s); Orchard; Pasture; Pond; Trees/Woods **Waterfront Features:** Pond **Window Features:** Curtain Rods; Drapes; Screens; Triple Pane Windows	**Room Name** / **Length** / **Width** / **Level** / **Remarks** Kitchen — First Great Room — First Primary Bedroom — First Bedroom — First 3 Seasons Room — First Full Bathroom — First Foyer — First **Attic Features:** None **Basement:** Exterior Entry; Full; Heated; Unfinished; Walk-Out Access **Dining Room Type:** Dining Area **Kitchen Features:** Country Kitchen **Laundry Features:** Gas Dryer Hookup; Laundry Closet; Main Level; Washer Hookup **Patio And Porch Features:** Enclosed; Glass Enclosed; Porch; Screened; Other	**Construction Materials:** Log **Architectural Style:** Craftsman **Heating:** Propane; Propane Tank Owned; Wood; Wood Stove; Zoned **Cooling:** None **Electric:** Generator; Photovoltaics Seller Owned **Foundation Details:** Block **Flooring:** Hardwood; Tile; Wood **Roof:** Metal **Sewer:** Septic Tank **Water Source:** Drilled Well

Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 41 **List Price/SqFt:** $562.42 **Listing Contract Date:** 06/14/2023 **New Construction Y/N:** No **Original List Price:** $695,000 **Current Price:** $674,900 **Broker Agent Compensation:** 0% **Buyer Agency Compensation:** 2.5% **Sub Agency Compensation:** 0% **Dual Variable Compensation Y/N:** No	**Association Y/N:** No **Elementary School:** Warrensburg **High School:** Warrensburg **School District:** Warrensburg	**Parcel Number:** 181.-1-34 **County:** Warren **City/Municipality:** Thurman **Geo Lat:** 43.540658 **Geo Lon:** -73.891343 **Tax Annual Amount:** $5,249.67 **Tax Block:** 1 **Tax Lot:** 3, 34 **Tax Section:** 181 **Total Taxes Description:** Actual

	Sale Info
	Status Change Date: 06/16/2023

Directions: Valley Rd in Thurman to Combs Rd to Frank King Rd. Home as the end of the road.

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corknester@gmail.com

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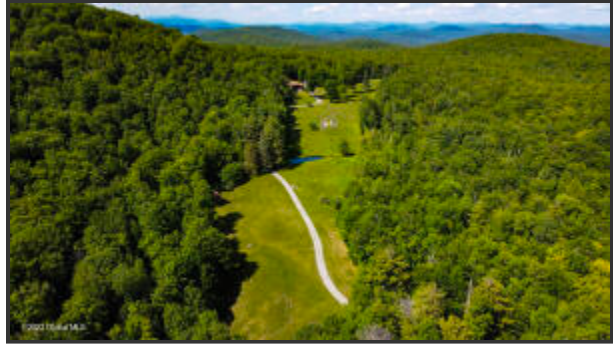
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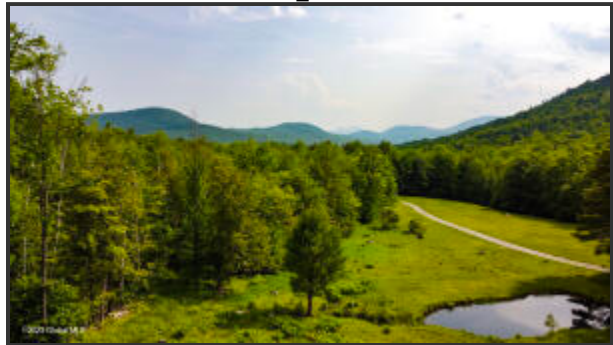
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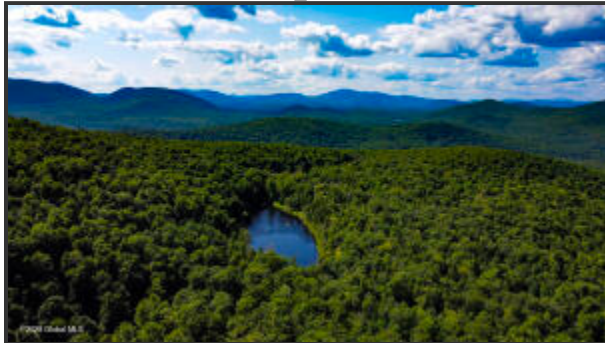
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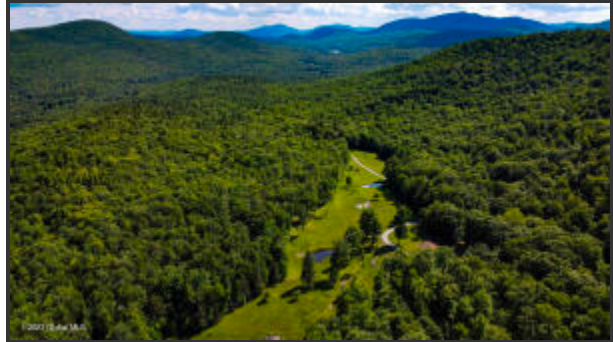
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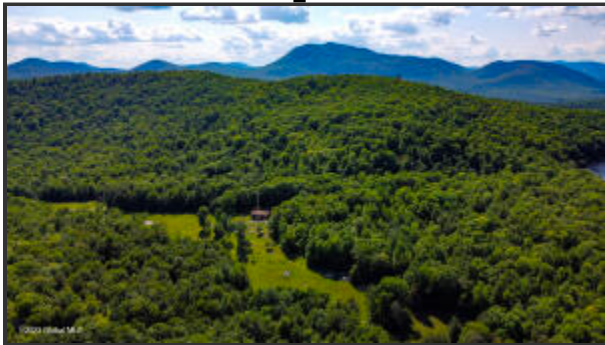
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