

## Southern Adirondack Residential Property - Public Copy

**Address:** 231 Durkin Road, Johnsbury, NY 12853  
**County:** Warren  
**Town/Village:** Johnsbury  
**Current Price:** \$149,900  
**Common Post Office:** North Creek  
**List Number:** 190344  
**Status:** Active  
**# Bdrms:** 3  
**Total Baths:** 1  
**# FBths:** 1  
**# HBths:** 0  
**Laundry Level:** None  
**Total Finished SqFt:** 1,530  
**Stories:** 2  
**Finished Abv Grd SqFt:** 1,530  
**Finished Blw Grd SqFt:** 0

<u>Room Name</u>	<u>Level</u>	<u>Description</u>
Kitchen	1st Floor	
Living Room	1st Floor	
Master Bedroom	2nd Floor	
Bedroom 2	1st Floor	
Bedroom 3	1st Floor	
Other Room 1	1st Floor	
Other Room 2	1st Floor	



**Listing Office:** Cork Nester's True North Properties

**Property Data**

**Aprox. Acres +/-:** 81  
**Lot Dimensions:** 130x200x168x241  
**Elementary School:** Johnsbury  
**High School:** Johnsbury  
**Lake/River Name:** None  
**Property Type:** Residential  
**Style:** Cape Cod  
**To Be Built:** No  
**Year Built:** 1960  
**Zoning:** Adirondack Park Agency

**List Price:** \$149,900  
**Amps:** 200  
**Lockbox:** No  
**Owner Finance:** No  
**Sign:** No  
**PCD:** No

**Public Record Data**

**Sec-Block-Lot:** 83-1-66  
**Tax Assessment:** \$2,500  
**Full Mkt Assessment:** \$125,000  
**Estimated Taxes:** \$2,666.31  
**Deed Bk/Pg:** /  
**Deed Restrictions:** No

<u>Room</u>	<u>Bsmt</u>	<u>Main</u>	<u>2nd</u>	<u>3rd</u>
Beds:	0	2	1	0
Full Baths:	0	1	0	0
Half Baths:	0	0	0	0

**Appliances Included:** Dishwasher; Hood; Microwave; Refrigerator; Stove - Gas  
**Custom Features:** On Demand Hot Water  
**Dining Features:** Dining Area; In Kitchen  
**Exterior Feature:** Deck; LP Tank Leased; Stone Drive; Storage Shed  
**Attic:** Roughed In  
**Attic Access:** Crawl Opening  
**Basement:** Crawl Space; Exterior Entry  
**Exterior Finish:** Log; Wood  
**Farm Improvements:** Shed  
**Flooring:** Hardwood; Laminate; Wall/Wall Carpeting

**Heat Distribution:** Warm Air  
**Heat System Fuel:** Propane  
**Interior Features:** Blinds; Curtain Rods; Drapes/Curtains; Dry Wall; Fireplace - Propane; Granite Countertop; Internet - DSL; Paddle Fan  
**Possession:** At Closing  
**Roof:** Metal  
**Showing Instructions:** 24 Hour Notice; ShowingTime; Other - See Remarks  
**Sewer:** Septic Tank/Leach Field  
**Water Type:** None  
**Water Heater:** Propane  
**Water:** Well Drilled

**Directions:** From Peaceful Valley go past the entrance to Gore Mt, and take first left on to Durkin Rd. Make left at Y and home will be immediately on the right.  
**Remarks:** A must see is this adorable home located just 2 minutes from Gore Mt! The home has undergone many recent renovations including a new kitchen with granite counters and island, new heating system, on demand hot water, and updated Adirondack themed decor. Enjoy the views of Gore Mt and sunsets as you sit back and enjoy your new home!

**Office Escrow:** Community Bank, N.A.

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Front view



Cornell 16



Cornell 1



Cornell 2



Cornell 3



Cornell 6



Cornell 5



Cornell 7



Cornell 8



Cornell 9



Cornell 10



Cornell 11



**Cornell 12**



**Cornell 13**



**Cornell 4**



**Cornell 15**



**Cornell 14**

