

## Southern Adirondack Residential Property - Public Copy

**Address:** 12 13th Lake Road, Johnsbury, NY 12856  
**County:** Warren  
**Town/Village:** Johnsbury  
**Current Price:** \$289,900  
**Common Post Office:** North River  
**List Number:** 173340  
**Status:** Active  
**# Bdrms:** 4  
**Total Baths:** 2.1  
**# FBths:** 2  
**# HBths:** 1  
**Laundry Level:** 1st Floor  
**Total Finished SqFt:** 2,480  
**Stories:** 2  
**Finished Abv Grd SqFt:** 2,480  
**Finished Blw Grd SqFt:** 0

Room Name	Level	Description
Kitchen	1st Floor	
Dining Room	1st Floor	
Living Room	1st Floor	
Den	1st Floor	
Master Bedroom	2nd Floor	
Bedroom 2	1st Floor	
Bedroom 3	2nd Floor	
Bedroom 4	2nd Floor	
Utility Room	Basement	
Laundry Room	1st Floor	
Other Room 1	1st Floor	
Other Room 2	2nd Floor	



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

**List Price:** \$289,900  
**Amps:** 200  
**Lockbox:** No  
**Multiple Use:** No  
**Owner Finance:** No  
**Sign:** Yes  
**PCD:** Yes

**Property Data**

**Aprox. Acres +/-:** 13  
**Lot Dimensions:** 70x500xx  
**Elementary School:** Johnsbury  
**High School:** Johnsbury  
**Lake/River Name:** Hudson River  
**Property Type:** Residential  
**Style:** Cape Cod  
**To Be Built:** No  
**Year Built:** 1931  
**Zoning:** Adirondack Park Agency

**Assoc. Fee:**

**Assoc. Freq.:**

**Public Record Data**

**Sec-Block-Lot:** 30-1-90, 91  
**Tax Assessment:** \$3,600  
**Full Mkt Assessment:** \$220,000  
**Estimated Taxes:** \$4,076.59  
**Deed Bk/Pg:** 1164/82  
**Deed Restrictions:** No

Room	Bsmt	Main	2nd	3rd
Beds:	0	1	3	0
Full Baths:	0	1	1	0
Half Baths:	0	1	0	0

**Appliances Included:** Dishwasher; Dryer; Hood; Refrigerator; Stove - Gas; Washer

**Custom Features:** Generator - Hookup; Generator - Manual

**Dining Features:** Dining Area

**Exterior Feature:** LP Tank Leased; Porch; Screened Porch; Stone Drive; Storage Shed

**Basement:** Exterior Entry; Full; Heated; Interior Entry; Work Shop

**Exterior Finish:** Wood

**Flooring:** Ceramic Tile; Hardwood; Slate Floor; Wall/Wall Carpeting

**Garage:** Attached 2 Car; Heated Garage; Workshop  
**Green Fields:** Energy Star Appliances; Energy Star Windows; Storm Door; Storm Windows  
**Heat Distribution:** Baseboard; Zoned Heat  
**Heat System Fuel:** Oil; Wood  
**Interior Features:** Blinds; Curtain Rods; Drapes/Curtains; Dry Wall; Dryer Connection; Fireplace - Wood; Granite Countertop; Internet - DSL; Slate Foyer; Smoke Alarm; Walk-in Closets; Washer Connection; Other Interior Features  
**Possession:** At Closing  
**Roof:** Metal  
**Showing Instructions:** ShowingTime; Sign on Property  
**Sewer:** Septic Tank/Leach Field  
**Water Type:** Water View  
**Waterfront:** Lake/River Across Road  
**Water Heater:** Oil  
**Water:** Well Dug

**Directions:** Rt 28 to North River, turn on to 13th Lake Rd, first home on right, see sign.

**Remarks:** This a meticulously remodeled 4 bedroom 2 1/2 bath cape located in North River, with a beautiful view of The Hudson River. Featuring a wonderful country chef's kitchen with Garnet counters and island, gorgeous hardwood floors throughout, wood burning FP with brick hearth, a master bedroom suite with tile bath, and an attached, heated, 2 car garage. Less than 10 minutes to Gore Mt, and Garnet Hill XC as well as the Siamese Ponds Wilderness, 30 minutes to Lake George and 60 minutes to Saratoga Springs.

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

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Best



LaCarrubba 3



LaCarrubba Interior (3)



LaCarrubba Interior (2)



LaCarrubba Interior (4)



LaCarrubba Interior (6)



LaCarrubba Interior (9)



LaCarrubba Interior (10)



LaCarrubba Interior (11)



LaCarrubba Interior (18)



LaCarrubba Interior (19)



LaCarrubba Interior (22)



LaCarrubba Interior (13)



LaCarrubba Interior (14)



LaCarrubba Interior (15)



LaCarrubba Interior (12)



LaCarrubba Interior (16)



LaCarrubba Interior (22)



**LaCarrubba Interior (17)**



**LaCarrubba Interior (23)**



**LaCarrubba 6**



**LaCarrubba 5**



**LaCarrubba 1**

