

Southern Adirondack Land Property - Public Copy

Address: 6,7,14,24 Evergreen Way, Johnsburg, NY 12853
County: Warren
Town/Village: Johnsburg
Current Price: 55,000
Common Post Office: North Creek
Subdivision/Association: Evergreen Estates
List Number: 180419
Status: Active

Property Data

Aprox. Acres +/-: 5.81
Lot Front: 336
Lot Side 1: 550
Association Frequenc: Yearly
Lake/River Name: None
Main Road Frontage: 336
Property Type: Land
Tax Map Section: 83
Tax Map Block: 1
Tax Map Lot: 5,6,7,8
Estimated Taxes: 1,980.44
Tax Assessment: 2,000
Full Mkt Assessment: 100,000
Deed Restrictions: Yes
Elementary School: Johnsburg
High School: Johnsburg
Zoning: Adirondack Park Agency



Listing Office: Cork Nester's True North Properties

List Price: \$55,000
Owner Finance: No
Sign: Yes
PCD:

Land Features: Partially Wooded; Private Road; Somewhat Hilly
Association Fees: Snow Removal
Best Use: Investment; Recreation; Residential; Vacation Site
Documents on File: Association By-Laws; Deed Restrictions; Survey
Multi-Use Type: Residential

Possession: At Closing
Showing Instructions: Sign on Property
Timber: Mixed

Directions: Rt 28 in North Creek to Peaceful Valley Road, Evergreen Way is 1/2 mile on right past The Gore Mt access road. Lots are on right side of road to just before the top of hill.

Remarks: Four of the closest building lots to Gore are being sold together providing an outstanding value and opportunity! These lots are located in Evergreen Estates, which is located 1/2 mile south of the Gore Mt access road, and feature views of Pine Ridge. The lots have APA approval and are ready to build on with just the required local and county permits. The taxes per lot are \$495/yr for all taxes. HOA fees of \$100/yr per lot, which is for private road maintenance only.

Office Escrow: Community Bank, N.A.

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Mercury Evergreen Way 4 Lots

