

## Southern Adirondack Residential Property - Public Copy

**Address:** 195 Valley Road, Warrensburg, Room Name Level Description  
 NY 12885  
**County:** Warren  
**Town/Village:** Warrensburg  
**Current Price:** \$64,900  
**List Number:** 183631  
**Status:** Active  
**# Bdrms:** 5  
**Total Baths:** 2  
**# FBths:** 2  
**# HBths:** 0  
**Laundry Level:** Basement  
**Total Finished SqFt:** 2,066  
**Stories:** 2  
**Finished Abv Grd SqFt:** 2,066  
**Finished Blw Grd SqFt:** 0



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

**List Price:** \$64,900

**PCD:** Yes

**Property Data**

**Aprox. Acres +/-:** 4.23  
**Lot Dimensions:** 500x410xx  
**Elementary School:** Warrensburg  
**High School:** Warrensburg  
**Lake/River Name:** None  
**Property Type:** Residential  
**Style:** Old Style  
**To Be Built:** No  
**Year Built:** 1948  
**Zoning:** Adirondack Park Agency  
**Assoc. Fee:**  
**Assoc. Freq.:**

**Public Record Data**

**Sec-Block-Lot:** 195-1-28.2  
**Tax Assessment:** \$76,200  
**Full Mkt Assessment:** \$76,200  
**Estimated Taxes:** \$2,378.43  
**Deed Bk/Pg:** /  
**Deed Restrictions:** Unknown

<b>Room</b>	<b>Bsmt</b>	<b>Main</b>	<b>2nd</b>	<b>3rd</b>
Beds:	0	1	4	0
Full Baths:	0	1	1	0
Half Baths:	0	0	0	0

**Appliances Included:** Freezer; Refrigerator; Stove - Electric; Stove - Gas  
**Exterior Feature:** Storm Window  
**Attic Access:** Crawl Opening  
**Basement:** Full  
**Exterior Finish:** Wood

**Garage:** Attached 1 Car  
**Heat Distribution:** Warm Air; Wood Stove  
**Heat System Fuel:** Oil; Wood  
**Possession:** At Closing  
**Roof:** Metal  
**Showing Instructions:** 24 Hour Notice; Call LA For Appt; ShowingTime; Sign on Property  
**Sewer:** Septic Tank/Leach Field  
**Water Type:** Direct Water Front  
**Waterfront:** Pond/Stream  
**Water Heater:** Electric  
**Water:** Well Drilled

**Directions:** From Route 8 in Johnsbury take South Johnsbury Road for 6.84 miles. South Johnsbury Road becomes Valley Road. Home is 1.71 miles on the right.  
**Remarks:** This property is located on 4.23 acres located 14.5 miles from Gore Mt., 10 miles from Warrensburg and 15.5 miles from Lake George. While the home is in need of renovations/TLC, mechanicals are in working order. There is a beautiful creek on the property and plenty of wildlife. Home has potential for an apartment upstairs with a separate entrance from the lower level. This would be ideal for somebody with construction skills to complete a renovation or would make a nice hunting camp.

**Office Escrow:** Community Bank NA

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SANY1485



SANY1486



SANY1480



SANY1481



SANY1482



SANY1484



SANY1487



SANY1488

