

Southern Adirondack Residential Property - Public Copy

Address: 248 Cemetery Road, Johnsbury, NY 12856
County: Warren
Town/Village: Johnsbury
Current Price: \$224,900
Common Post Office: North River
List Number: 182373
Status: Active
Bdrms: 4
Total Baths: 2
FBths: 2
HBths: 0
Laundry Level: 1st Floor
Total Finished SqFt: 1,856
Stories: 2
Finished Abv Grd SqFt: 1,856
Finished Blw Grd SqFt: 0

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



Listing Office: Cork Nester's True North Properties

Property Data

Aprox. Acres +/-: 1.06
Lot Dimensions: 245x215xx
Elementary School: Johnsbury
High School: Johnsbury
Lake/River Name: Unnamed
Main Road Frontage: 245
Property Type: Residential
Style: Farm House
To Be Built: No
Year Built: 1910
Zoning: Adirondack Park Agency

List Price: \$224,900
Amps: 200
Lockbox: No
Owner Finance: No
Sign: Yes
PCD: No

Public Record Data

Sec-Block-Lot: 30-1-42, 12
Tax Assessment: \$3,200
Full Mkt Assessment: \$160,000
Estimated Taxes: \$3,702.63
Deed Bk/Pg: 1479/34
Deed Restrictions: No

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

Appliances Included: Dishwasher; Dryer; Refrigerator; Stove - Gas; Washer
Custom Features: Crown Molding; Generator - Automatic
Dining Features: Dining Area
Exterior Feature: Circular Drive; Deck; Deck Pressure Treated; LP Tank Leased; Porch; Stone Drive; Storage Shed
Basement: Exterior Entry; Full; Interior Entry
Exterior Finish: Vinyl Siding
Farm Improvements: Shed
Flooring: Carpet; Slate Floor; Wood Floor; Other - See Remarks

Green Fields: Energy Star Appliances; Energy Star Windows; Southern Exposure
Heat Distribution: Warm Air; Wood Stove
Heat System Fuel: Oil; Propane; Wood
Interior Features: Blinds; Ceiling Vaulted; Chair Rail; Curtain Rods; Drapes/Curtains; Dry Wall; Dryer Connection; Fireplace - Wood; Internet - DSL; Paddle Fan; Slate Foyer; Smoke Alarm; Solid Surface Countertop; Washer Connection
Possession: At Closing
Roof: Metal
Showing Instructions: 24 Hour Notice; ShowingTime; Sign on Property
Sewer: Septic Tank/Leach Field
Water Type: Direct Water Front
Waterfront: Lake/River Across Road; Pond/Stream
Water Heater: Electric
Water: Well Drilled

Directions: Rt 28 to North River, turn onto 13th Lake Rd and follow up hill to the house which sits between Cemetery Rd and 13th Lake Rd. See sign.
Remarks: This is a meticulously refurbished, century old farmhouse, featuring four bedrooms, 2 full baths, with gorgeous pine plank and stone tile floors throughout! The open floor is accentuated by a wood stove in the family room, plenty of natural light, and a beautiful views of the surrounding mountains and the morning sun. There is a separate lot included across the road which has frontage along enchanting 13th Lake Brook, which flows year round. Located just minutes from North Creek, Gore Mt, 13th Lake and Garnet Hill Lodge, The Hudson River with White water rafting, and Rail Bikes!

Office Escrow: Community Bank, N.A.

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