



Rooms Total: 8
Bedrooms Total: 3
Bathrooms Total: 1
Bathrooms Full: 1
Bathrooms Half: 0
Bath Levels: Full Bath 1: 1st
Year Built: 1912
Above Grade Finished Area: 1,452
Below Grade Finished Area: 0
Enhanced Accessible Y/N: No
Fireplaces Total: 1
Garage Spaces: 1
Living Area: 1,452
Total Finished Area: 1,452
Lot Size Acres: 0.9
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Survey Y/N: No
Waterfront Y/N: No

Public Remarks: Very well cared Century + Cape set on a nice hillside lot, featuring gorgeous wood floors, wainscoting and built-ins, with the main floor being highlighted by the LR beautiful stone hearth living room FP, and pellet stove for those chilly ADK Winters, country eat in kitchen, 2 BR and a full BA with built in W/D, as well as cozy 3 season porch. The upper floor has a 3rd BR bunk room and extra storage areas. Home is being offered fully furnished for true turn-key! The furnace and hot water tank were updated recently, as well as the roof. The exterior of the home features a 1 car gar. with power+workbench, and an attached wood shed, as well as a fire pit, and garden area. Located just 5 min from Minerva Lake, 15 min to Gore Mt/North Creek, and so close miles of NYS Forest Preserve trails.

Interior & Exterior Features	Room Details	Construction & Utilities																																																		
Interior Features: High Speed Internet; Paddle Fan; Other Exterior Features: Other Appliances: Gas Oven; Range; Washer/Dryer Fireplace Features: Living Room; Wood Burning Lot Features: Irregular Lot; Landscaped; Private; Road Frontage; Secluded; Wooded Parking Features: Parking Total: 6; Circular Driveway; Detached; Driveway; Garage; Stone; Storage; Workshop in Garage Property Condition: Updated/Remodeled Window Features: Screens; Storm Window(s)	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Kitchen</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Primary Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Full Bathroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>3 Seasons Room</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Foyer</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>Second</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td>Second</td> <td></td> </tr> </tbody> </table> Attic Features: No Attic Access Basement: Heated; Interior Entry; Partial; Unfinished Dining Room Type: Dining Area Kitchen Features: Country Kitchen; Eat-in Kitchen Laundry Features: Electric Dryer Hookup; In Bathroom; Washer Hookup Patio And Porch Features: Covered; Front Porch	Room Name	Length	Width	Level	Remarks	Living Room			First		Kitchen			First		Primary Bedroom			First		Bedroom			First		Full Bathroom			First		3 Seasons Room			First		Foyer			First		Bedroom			Second		Other			Second		Construction Materials: Masonite Architectural Style: Cape Cod Heating: Forced Air; Oil; Pellet Stove Cooling: None Flooring: Wood Roof: Metal Sewer: Septic Tank Water Source: Drilled Well
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Bedroom			Second																																																	
Other			Second																																																	
Listing & Contract Info	Schools and Associations	Location Data																																																		
Days On Market: 1 Tax Annual Amount: \$1,964.5 Total Taxes Description: Actual List Price/SqFt: \$185.88 Special Listing Conditions: Standard Listing Contract Date: 04/17/2024 New Construction Y/N: No Original List Price: \$269,900 Current Price: \$269,900 Broker Agent Compensation: 0% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No Elementary School: Minerva Central High School: Minerva Central School District: Minerva	Parcel Number: 154.2-1-32 County: Essex City/Municipality: Minerva Geo Lat: 43.801137 Geo Lon: -73.995011 Tax Block: 1 Tax Lot: 32 Tax Section: 154.2																																																		

Sale Info

Status Change Date: 04/17/2024
Possession: At Closing

Directions: Follow Rt 28N North/West through Minerva, home is on right, kitty corner across road from Ridge Rd. See sign

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 Cork Nester's True North Prop
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Front view



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IMG_1065



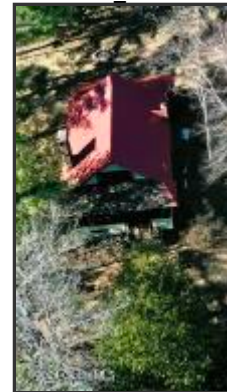
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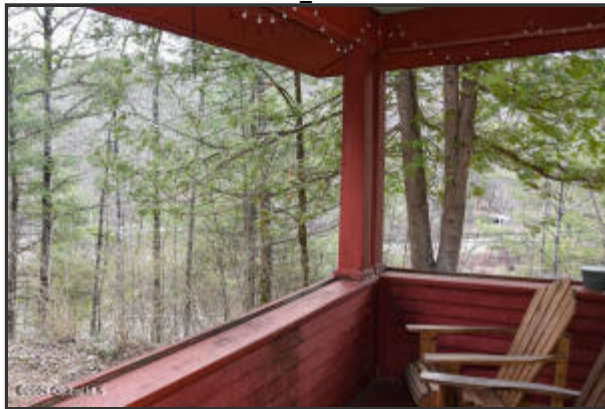
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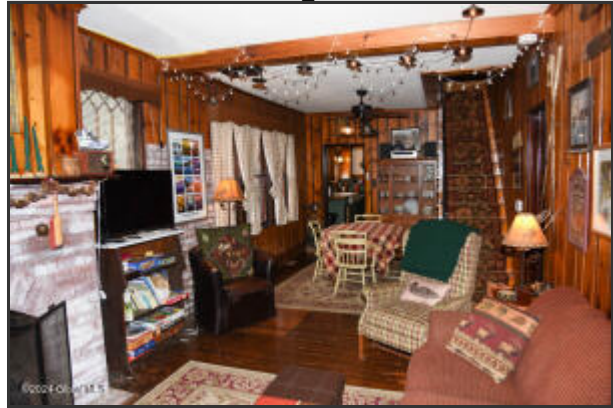
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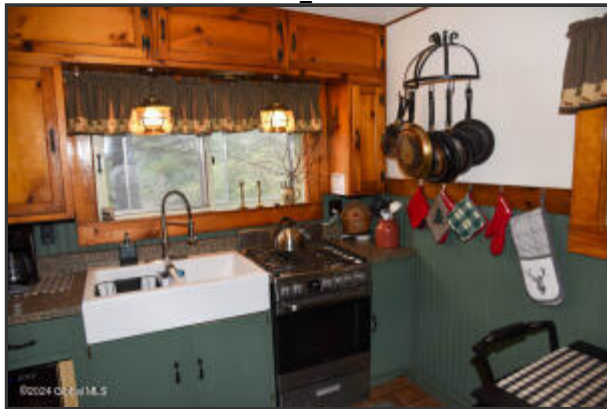
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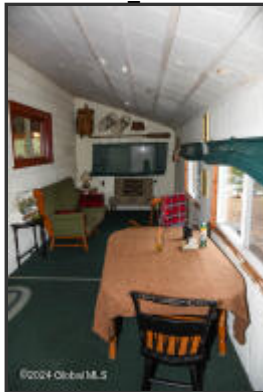
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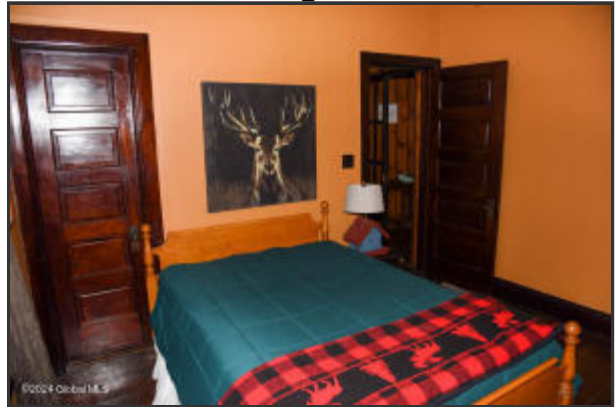
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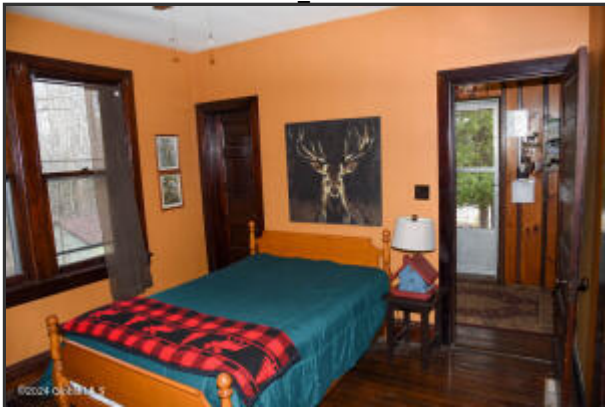
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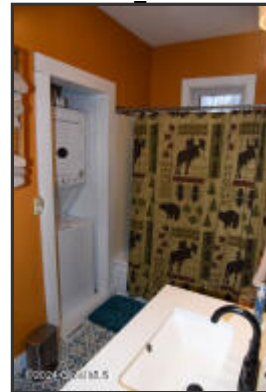
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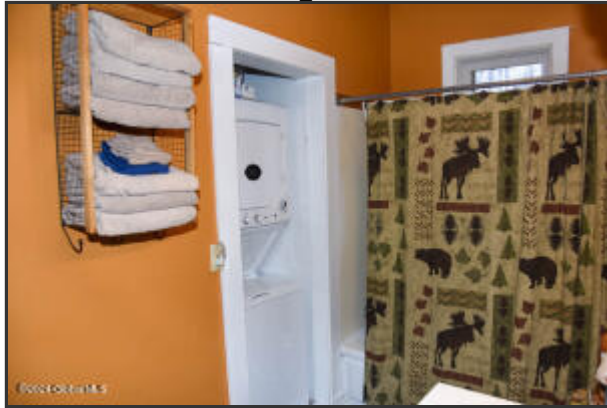
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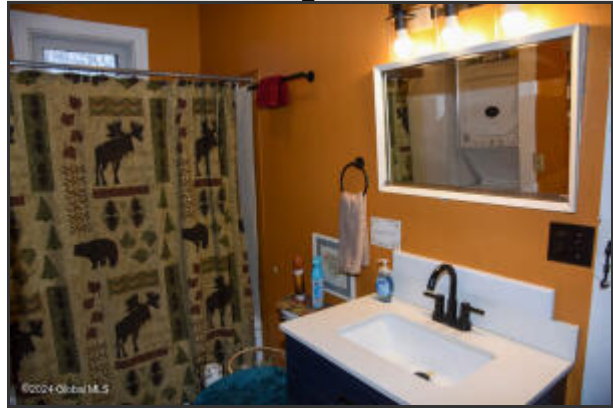
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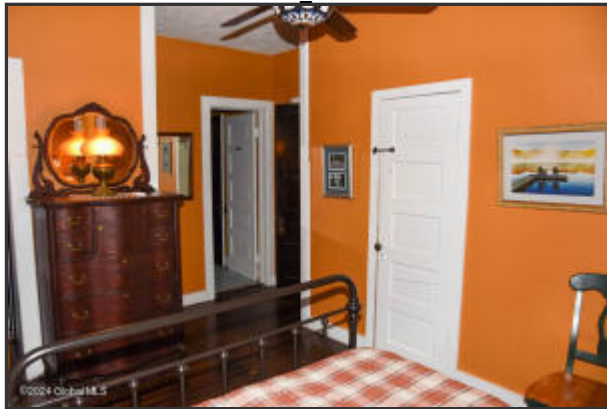
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