

## Southern Adirondack Residential Property - Public Copy

**Address:** 611 Fourteenth Road, Minerva, NY 12851 **Room Name Level Description**  
**County:** Essex  
**Town/Village:** Minerva  
**Current Price:** \$99,900  
**Common Post Office:** Minerva  
**List Number:** 172254  
**Status:** Active  
**# Bdrms:** 3  
**Total Baths:** 1  
**# FBths:** 1  
**# HBths:** 0  
**Laundry Level:** 1st Floor  
**Total Finished SqFt:** 1,084  
**Stories:** 1  
**Finished Abv Grd SqFt:** 1,084  
**Finished Blw Grd SqFt:** 0



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

**Property Data**

**Aprox. Acres +/-:** 4.6  
**Lot Dimensions:** 100x650xx  
**Elementary School:** Minerva Central  
**High School:** Minerva Central School  
**Lake/River Name:** None  
**Main Road Frontage:** 100  
**Property Type:** Residential  
**Style:** Ranch  
**To Be Built:** No  
**Year Built:** 1994  
**Zoning:** Adirondack Park Agency

**List Price:** \$99,900  
**Amps:** 200  
**Lockbox:** No  
**Owner Finance:** Yes  
**Sign:** Yes  
**PCD:** No

**Public Record Data**

**Sec-Block-Lot:** 154.4-2-7.110  
**Tax Assessment:** \$133,100  
**Full Mkt Assessment:** \$133,100  
**Estimated Taxes:** \$2,731  
**Deed Bk/Pg:** /  
**Deed Restrictions:** No

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

**Appliances Included:** Dryer; Refrigerator; Stove - Gas; Washer  
**Dining Features:** In Kitchen  
**Exterior Feature:** Deck; LP Tank Leased; Porch  
**Attic:** No Attic  
**Attic Access:** No Attic Access  
**Basement:** None/Slab; Piers  
**Exterior Finish:** Wood  
**Flooring:** Laminate; Vinyl; Wood Floor

**Garage:** Barn Garage; Workshop  
**Green Fields:** Southern Exposure; Triple Pane Windows  
**Heat Distribution:** Warm Air  
**Heat System Fuel:** Propane; Wood  
**Interior Features:** 1st Floor Master; Blinds; Curtain Rods; Drapes/Curtains; Dry Wall; Dryer Connection; Fireplace - Wood; Internet - DSL; Paddle Fan; Solid Surface Countertop; Washer Connection  
**Possession:** At Closing  
**Roof:** Metal  
**Showing Instructions:** ShowingTime  
**Water Type:** None  
**Water Heater:** Propane  
**Water:** Public Water

**Directions:** Rt 28N to Fourteenth Rd. First driveway on left, see sign.

**Remarks:** Well cared for 3 bedroom 1 bath cottage situated on 4.6 acres which includes and extra 1 acre lot. The home features an open layout with a country kitchen, spacious LR with wood stove, and plenty of natural light, new wood laminate floors, and space to add another bath. The grounds are level and wildlife is abundant everywhere! The back yard shed has power, a workshop, space for ATV's or snowmobiles with in and out doors for easy access. Owner Financing available!

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

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Schulz 3



Schulz 2



Schulz 1



Schulz 4



Schulz 5



Schulz 6



Schulz 7



Schulz 8



Schulz 9



Schulz 10



Schulz 13



Schulz 14



Schulz 14



Schulz 11



Schulz 12



Schulz 15



Schulz 16



Schulz 17



**Schulz 18**

