



**Rooms Total:** 6  
**Bedrooms Total:** 2  
**Bathrooms Total:** 1  
**Bathrooms Full:** 1  
**Bathrooms Half:** 0  
**Bath Levels:** Full Bath 1: 1st  
**Year Built:** 1910  
**Above Grade Finished Area:** 912  
**Below Grade Finished Area:** 0  
**Enhanced Accessible Y/N:** No  
**Garage Spaces:** 0  
**Living Area:** 912  
**Total Finished Area:** 912  
**Lot Size Acres:** 0.58  
**Parking Y/N:** Yes  
**Property Sub Type:** Single Family Residence  
**Waterfront Y/N:** No

**Public Remarks:** North River camp in need of some TLC! The home features 2 bedrooms, 1 full bath, galley kitchen, dining area, and living room. Great proximity to The Hudson River, 13th Lake, The Siamese Ponds Wilderness, North Creek, and Gore Mt.

Interior & Exterior Features	Room Details	Construction & Utilities																																																		
<b>Interior Features:</b> High Speed Internet <b>Exterior Features:</b> Other <b>Appliances:</b> Electric Oven; Electric Water Heater; Refrigerator <b>Lot Features:</b> Landscaped; Sloped <b>Parking Features:</b> Parking Total: 1; Off Street <b>Property Condition:</b> Fixer <b>View:</b> River; Trees/Woods; Valley	<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>Kitchen</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Dining Room</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Living Room</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>Primary Bedroom</td> <td></td> <td></td> <td>Second</td> <td></td> </tr> <tr> <td>Bedroom</td> <td></td> <td></td> <td>Second</td> <td></td> </tr> <tr> <td>Full Bathroom</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Entry</td> <td></td> <td></td> <td>First</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> <td>First</td> <td></td> </tr> </tbody> </table> <p> <b>Basement:</b> Exterior Entry; Full; Interior Entry; Walk-Out Access  <b>Dining Room Type:</b> Dining Area  <b>Patio And Porch Features:</b> Front Porch; Screened; Side Porch                 </p>	Room Name	Length	Width	Level	Remarks	Kitchen			First		Dining Room			First		Living Room			First		Full Bathroom			First		Primary Bedroom			Second		Bedroom			Second		Full Bathroom			First		Entry			First		Other			First		<b>Construction Materials:</b> Tex 11 Siding <b>Architectural Style:</b> Bungalow; Camp <b>Levels:</b> Bi-Level <b>Heating:</b> Forced Air; Oil <b>Cooling:</b> None <b>Electric:</b> 100 Amp Service <b>Foundation Details:</b> Block <b>Flooring:</b> Carpet; Vinyl <b>Roof:</b> Metal <b>Sewer:</b> Septic Tank <b>Water Source:</b> Shared Well
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Listing & Contract Info	Schools and Associations	Location Data																																																		
<b>Days On Market:</b> 2 <b>Tax Annual Amount:</b> \$1,191.33 <b>Total Taxes Description:</b> Actual <b>List Price/SqFt:</b> \$109.54 <b>Special Listing Conditions:</b> Standard <b>Listing Contract Date:</b> 05/16/2024 <b>New Construction Y/N:</b> No <b>Original List Price:</b> \$99,900 <b>Current Price:</b> \$99,900 <b>Broker Agent Compensation:</b> 0% <b>Buyer Agency Compensation:</b> 2.5% <b>Sub Agency Compensation:</b> 0% <b>Dual Variable Compensation Y/N:</b> No	<b>Association Y/N:</b> No <b>Elementary School:</b> Johnsburg Central <b>High School:</b> Johnsburg Central <b>School District:</b> Johnsburg	<b>Parcel Number:</b> 30.-2-46 <b>County:</b> Warren <b>City/Municipality:</b> Johnsburg <b>Geo Lat:</b> 43.735664 <b>Geo Lon:</b> -74.069902 <b>Tax Block:</b> 2 <b>Tax Lot:</b> 46 <b>Tax Section:</b> 30																																																		

**Sale Info**

**Status Change Date:** 05/16/2024  
**Possession:** At Closing

**Directions:** From Rt 28 in North River turn onto 13th Lake Rd and follow uphill to home on left. See sign

**James D Nester**  
 Cork Nester's True North Prop  
 2751 State Rte 20  
 North Creek, NY 12853  
 518-796-0677  
 +1 518-796-0677  
[corknester@gmail.com](mailto:corknester@gmail.com)

Front view



IMG\_6465



IMG\_6467



IMG\_6470



IMG\_6472



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### Venne 13th Lake Rd Lot Map

