



Rooms Total: 12
Bedrooms Total: 5
Bathrooms Total: 3
Bathrooms Full: 3
Bathrooms Half: 0
Bath Levels: Full Bath 1: 1st; Full Bath 2: 1st; Full Bath 3: 2nd
Year Built: 1930
Above Grade Finished Area: 2,751
Above Grade Finished Area Source: Public Records
Below Grade Finished Area: 0
Enhanced Accessible Y/N: No
Garage Spaces: 0

Living Area: 2,751
Total Finished Area: 2,751
Lot Size Acres: 0.18
Parking Y/N: Yes
Property Sub Type: Single Family Residence
Waterfront Y/N: No

Public Remarks: Location location location!! This 3 unit on Main St in North Creek, is literally a 1-2 minute walk to restaurants, pubs, supermarket, liquor store, pharmacy, stores, and only 5 minutes to Gore Mt! This property is perfect for those looking for an income producing property. The upstairs features a 3 bedroom 1 bath w/ washer/dryer, full kitchen, formal dining room, large family room and 2 entrances with a large back porch. Downstairs has (2) 1 bedroom 1 bath units, with each also having 2 entrances. One of the downstairs units was just remodeled, and the other unit is currently used by the rental manager as a base of local operations. The upstairs unit has an excellent rental history, and is booked throughout the year, and offers plenty of off street parking. Call today for a showing!

| Interior & Exterior Features | Room Details | Construction & Utilities | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--------|---------|-------|---------|---------|--|--|-------|--|---------|--|--|-------|--|-------------|--|--|-------|--|-------------|--|--|-------|--|-----------------|--|--|-------|--|-----------------|--|--|-------|--|---------------|--|--|-------|--|---------------|--|--|-------|--|---------|--|--|--------|--|-------------|--|--|--------|--|-------------|--|--|--------|--|-----------------|--|--|--------|--|---------|--|--|--------|--|---------|--|--|--------|--|---------------|--|--|--------|--|--|
| <p>Interior Features: Chair Rail; High Speed Internet; Open Floorplan; Solid Surface Counters; Other Exterior Features: Other Appliances: Electric Oven; Electric Water Heater; Refrigerator; Washer/Dryer Lot Features: Landscaped; Level Parking Features: Parking Total: 6; Off Street; Stone Property Condition: Updated/Remodeled Window Features: Triple Pane Windows</p> | <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>Kitchen</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Family Room</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Family Room</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>Primary 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>Full Bathroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Kitchen</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Dining Room</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Family Room</td><td></td><td></td><td>Second</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>Bedroom</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Full Bathroom</td><td></td><td></td><td>Second</td><td></td></tr> </tbody> </table> <p>Basement: Exterior Entry; Unfinished Dining Room Type: Dining Area; Formal Dining Room; In Kitchen Kitchen Features: Eat-in Kitchen; Gourmet Kitchen Laundry Features: In Bathroom; Laundry Room; Main Level; Upper Level Patio And Porch Features: Front Porch; Glass Enclosed; Rear Porch; Side Porch</p> | Room Name | Length | Width | Level | Remarks | Kitchen | | | First | | Kitchen | | | First | | Family Room | | | First | | Family Room | | | First | | Primary Bedroom | | | First | | Primary Bedroom | | | First | | Full Bathroom | | | First | | Full Bathroom | | | First | | Kitchen | | | Second | | Dining Room | | | Second | | Family Room | | | Second | | Primary Bedroom | | | Second | | Bedroom | | | Second | | Bedroom | | | Second | | Full Bathroom | | | Second | | <p>Construction Materials: Vinyl Siding Architectural Style: Traditional Heating: Baseboard; Hot Water; Oil; Zoned Cooling: None Electric: 200+ Amp Service Foundation Details: Stone Flooring: Carpet; Laminate; Vinyl Roof: Metal Sewer: Septic Tank Water Source: Public</p> |
| Room Name | Length | Width | Level | Remarks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Family Room | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Family Room | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary Bedroom | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary Bedroom | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full Bathroom | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full Bathroom | | | First | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchen | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dining Room | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Family Room | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Primary Bedroom | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedroom | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedroom | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full Bathroom | | | Second | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Listing & Contract Info | Schools and Associations | Location Data | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Days On Market: 2 Tax Annual Amount: \$3,609.85 Total Taxes Description: Actual List Price/SqFt: \$152.64 Special Listing Conditions: Standard Listing Contract Date: 07/24/2024 New Construction Y/N: No Original List Price: \$419,900 Current Price: \$419,900 Broker Agent Compensation: 0% Buyer Agency Compensation: 2.5% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No</p> | <p>Association Y/N: No Elementary School: Johnsborg Central High School: Johnsborg Central School District: Johnsborg</p> | <p>Parcel Number: 523000 66.10-2-15 County: Warren City/Municipality: Johnsborg Geo Lat: 43.699012 Geo Lon: -73.98571 Tax Block: 2 Tax Lot: 15.000 Tax Section: 66.10</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Sale Info

Status Change Date: 07/24/2024
Possession: At Closing

Directions: Main St in North Creek, adjacent to the Community Bank branch. 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

Front view



IMG_2279 4



IMG_2277 4



IMG_2276 4



IMG_2275 4



IMG_2274 4



IMG_2273 4



IMG_2272 4



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IMG_7069



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IMG_7070



IMG_7071 (1)



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IMG_7073



IMG_7074



IMG_7075

