



MLS #: 202027171

Sub-Area: 762

List Price: \$44,900

Status: New

Original Price: \$44,900

Spec Mkt Cond: No Special Conditions

Sale Price:

Price/Acre:

\$3,686.37

School District: Johnsbury

Address: 103, 115 HUDSON HEIGHTS DR

Alt Street Name: 2751 State Route 28

City/Town (Tax): Chester

City/Town (Mail): North Creek

Zip: 12853

Lot Size: 12.18

Acres: 12.180

County: Warren

Main Road Frontage:

Locale: Hudson Heights

Zoning: Adirondack Park Agency

Body of Water: Hudson River

SWIS Code: 522400

Section: 66

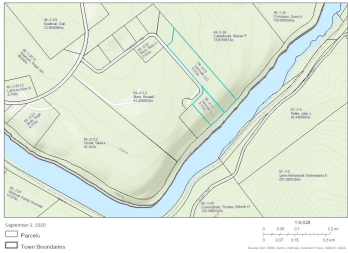
Block: 2

Lot: 13, 14

APN: 522400 66-2-13, 14

Branded VT:

Unbranded VT:



Lot Description: **Dead End, Slope, Wooded, Secluded, Other-See Remarks, Timber-Hardwood**

Waterfront: **Lake/River View, Other - See Remarks**

Docs Available:

Water Access: **Water View**

Photo Inst:

Structures:

Farm Features:

Directions From Rt 28N in North Creek, head North and take first left after crossing The Hudson River on Byrd Pond Rd. Follow to Hudson Heights sign on right. Lots are back in on left.

Agent to Agent Remarks

Public Remarks Two adjacent lots being sold together, perfect for a hunting camp or recreation. Larger lot is mostly level and wooded, smaller lot drops down towards The Hudson River, where it abuts The Nature Conservancy Property along The Hudson River. Power is approximately 1/4-1/2 mile from the subject lots, so off the grid may be a more economical way to build.

UTILITIES		ANNUAL TAXES		HOA	OFFERING TERMS
Water: None	Desc:	General:		HOA:	Assum Mtg: Desc:
Sewer: None	Desc:	School:		HOA Fee:	Assum Bal:
Utilities:		Village:		HOA Period:	Assum Rate:
		Total: \$2,801	Actual		Terms:
		Spec Assess:			

LO: Cork Nester's True North Prop - Primary: 518-796-0677	LO Code: n739	To Show: Members call ShowingTime 800-746-9464
LA1: James D Nester - Prim: 518-796-0677	LA1 Code: sar.3347	Show: Agent to Accompany, ShowingTime, Sign on
LA1 E-mail: corknester@gmail.com		Owner Name: Lenmark, LLC
LA2:	LA2 Code:	Possession:
LA2 E-mail:	List Team:	
Sub-Ag: 0	Buyer Ag: 3	Depository: Community Bank N.A.
Bkr Ag: 0	Split Comm:	

List Date: 9/2/2020	Expire Date: 3/2/2021	Concession Comments	Sell Office:
Pend Date:	Status Date: 9/2/2020		Sell Agent 1:
Closed Date:	Sale Terms:		Sell Agent 2:
Days On Market: 0	Concessions Amt:		Sell Team
Owner Contr:			