

Rooms Total: 8 Bedrooms Total: 5 Bathrooms Total: 1 Bathrooms Full: 1 Bathrooms Half: 0 Bath Levels: Full Bath 1: 1st

Year Built: 1931

Above Grade Finished Area: 1,255 Below Grade Finished Area: 0 Deed Restrictions: No Enhanced Accessible Y/N: No

Fireplaces Total: 1 Garage Spaces: 2 Living Area: 1,255 Total Finished Area: 1,255 Lot Size Acres: 3.01 Parking Y/N: Yes

Property Sub Type: Single Family Residence

Waterfront Y/N: No

Public Remarks: Rustic farmhouse with nice views of Eleventh Mt and having recent upgrades of the electric service and roof. Featuring an eat-in country kitchen with a woodstove, spacious living room, full bath and 2 bedrooms on the main floor and 3 bedrooms and a spare room large enough to become a second bath on the upper floor. The detached garage is big enough for 2 cars and "toys". Situated on a 3 acre lot and a very quiet rural country road, only 10 minutes from Gore Mt and North Creek, as well as numerous NYS Hiking trails, and Garnet Lake.

Interior & Exterior Features	Room Details			Construction & Utilities
Exterior Features: Other Appliances: Electric Oven; Electric Water Heater; Refrigerator Fireplace Features: Wood Burning Stove; Other Lot Features: Irregular Lot; Landscaped; Level; Views Other Structures: Garage(s) Parking Features: Parking Total: 4; Off Street Property Condition: Updated/Remodeled View: Mountain(s) Window Features: Storm Window(s)	Room Name Length Kitchen Living Room Primary Bedroom Bedroom Primary Bathroom Bedroom Bedroom Other Utility Room Basement: Exterior Entry Walk-Out Access Dining Room Type: In Ki Kitchen Features: Count Other Laundry Features: None Patio And Porch Feature	First First First First First Second Second Second Second Second Signature First Second First Second First Second First Second Second Second First First Second Second Second First First Second First	inished; (itchen;	Construction Materials: Vinyl Siding Architectural Style: Farmhouse Heating: Forced Air; Wood Stove Cooling: None Electric:200+ Amp Service Foundation Details: Stone Roof: Metal Sewer: Unknown Water Source: Dug Well
Listing & Contract Info	Schools and Associations		Location Data	
Days On Market: 0 Tax Annual Amount: \$2,248 Total Taxes Description: Actual List Price/SqFt: \$143.35 Special Listing Conditions: Standard Listing Contract Date: 07/09/2024 New Construction Y/N: No Original List Price: \$179,900 Current Price: \$179,900 Broker Agent Compensation: 0% Buyer Agency Compensation: 2% Sub Agency Compensation: 0% Dual Variable Compensation Y/N: No	Association Y/N: No Elementary School: Johnsburg Central High School: Johnsburg Central School District: Johnsburg		Parcel Number: 1161-25 County: Warren City/Municipality: Johnsburg Geo Lat: 43.627838 Geo Lon: -74.044484 Tax Block: 1 Tax Lot: 25 Tax Section: 116	
				Sale Info

Status Change Date: 07/09/2024

Possession: At Closing

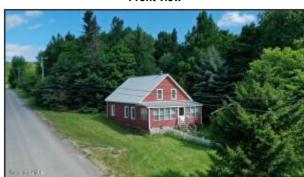
Directions: From Rt 8 in Bakers Mills, turn onto Edwards Hill Rd and follow uphill to home on right. See sign.

James D Nester

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Front view



IMG_2170



IMG_2171



IMG_2172



IMG_6897



IMG_6898







IMG_6937







IMG_6923 IMG_6925





IMG_6926 IMG_6927





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