



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)	<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>Living 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>Bedroom</td><td></td><td></td><td>First</td><td></td></tr> <tr><td>Primary Bathroom</td><td></td><td></td><td>First</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>Bedroom</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Other</td><td></td><td></td><td>Second</td><td></td></tr> <tr><td>Utility Room</td><td></td><td></td><td>Basement</td><td></td></tr> </tbody> </table> <p> Basement: Exterior Entry; Interior Entry; Unfinished; Walk-Out Access Dining Room Type: In Kitchen Kitchen Features: Country Kitchen; Eat-in Kitchen; Other Laundry Features: None Patio And Porch Features: Front Porch; Glass Enclosed </p>	Room Name	Length	Width	Level	Remarks	Kitchen			First		Living Room			First		Primary Bedroom			First		Bedroom			First		Primary Bathroom			First		Bedroom			Second		Bedroom			Second		Bedroom			Second		Other			Second		Utility Room			Basement		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
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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: Johnsborg Central High School: Johnsborg Central School District: Johnsborg	Parcel Number: 116.-1-25 County: Warren City/Municipality: Johnsborg 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.

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 Cork Nester's True North Prop
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Front view



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IMG_2171



IMG_2172



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