



Lot Size Acres: 0.93
Property Sub Type: Unimproved Land
Waterfront Y/N: Yes
Water Body Name: Hudson River

Public Remarks: Closest building lot to North Creek! This .93 of an acre lot sits adjacent to the Hudson River with views of the North Creek Ski Bowl and Gore Mt, and is short walk to downtown North Creek, and a 5 minute drive to Gore Mt. Sellers have the lot prepared to build and the driveway is already in place, and town water and electric service are right along the road. Purchase along with the adjacent lot MLS 202414382 for a family compound.

Features & Structures		Utilities
Current Use: Unimproved Lot Features: Irregular Lot; Level; Road Frontage; Views	Other Structures: Outbuilding; Storage View: River Waterfront Features: Lake/River Across Rd	Sewer: None Utilities: Electricity Available; Water Available Water Source: Public
Listing & Contract Info	Schools and Associations	Location Data
Days On Market: 128 Tax Annual Amount: \$1,216 Total Taxes Description: Actual Financial Details: Full Market Assessment: 77,700 Special Listing Conditions: Standard Listing Contract Date: 02/21/2024 Original List Price: \$82,500 Current Price: \$82,500 Broker Agent Compensation: 0% Buyer Agency Compensation: 2.5% 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: 66.10-2-47 County: Warren City/Municipality: Johnsburg Geo Lat: 43.699788 Geo Lon: -73.979762 Tax Block: 66.1 Tax Lot: 47 Tax Section: 2

Sale Info	
Status Change Date: 02/21/2024 Possession: At Closing	

Directions: From Main St in North Creek, turn onto River Rd and follow to lot on left.

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Showcase C&E LLC L 47 River Rd Lot Map

