



MLS #: 202022812

Sub-Area: 761

List Price: \$74,900

Status: Active

Original Price: \$74,900

Spec Mkt Cond: No Special Conditions

Sale Price:

Price/Acre:

School District: Johnsbury

Address: 0000 RIVER RD

Alt Street Name:

City/Town (Tax): Johnsbury

City/Town (Mail): Riparius

Zip: 12862

Lot Size: 4.06 acres

Acres:

County: Warren

Main Road Frontage:

Locale:

Zoning:

Body of Water: Hudson River

SWIS Code: 523000

Section: 67

Block: 1

Lot: 22.5

APN: 523000 67-1-22.5

Branded VT:

Unbranded VT:

Lot Description:

Waterfront: Lake/River Across Road, Lake/River View

Docs Available:

Water Access: Water View

Photo Inst:

Structures:

Farm Features:

Directions Turn onto River Road from State Route 8. In approximately 3 miles sign will be on right. First sign.

Agent to Agent Remarks

Public Remarks This 4+ acre lot borders Nature Conservancy property along the Hudson River and is ready for you to build your dream home. There is electric service on River Road at the end of the roughed in driveway and approved site plans in place. With adjacent river access, close proximity to Gore Mt. and Lake George and plenty of privacy and quiet, this location is one of a kind.

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: \$1,189	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: Michael Kohl - Prim: 518-538-7917	LA1 Code: sar.4587	Show: ShowingTime
LA1 E-mail: k2mikey2003@yahoo.com		Owner Name: Tomb
LA2:	LA2 Code:	Possession:
LA2 E-mail:	List Team:	
Sub-Ag: 0%	Buyer Ag: 2%	Bkr Ag: 0%
	Split Comm:	Depository: Community Bank

List Date: 7/16/2020	Expire Date: 7/11/2021	Concession Comments	Sell Office:
Pend Date:	Status Date: 1/8/2021		Sell Agent 1:
Closed Date:	Sale Terms:		Sell Agent 2:
Days On Market: 208	Concessions Amt:		Sell Team
Owner Contr:			