

Lot Size Acres: 8.71
Property Sub Type: Unimproved Land
Waterfront Y/N: Yes
Water Body Name: Thirteenth Lake

Public Remarks: One of the largest lots in the Garnet Hill Association with potential views of 13th Lake, that backs up directly to the XC Skiing and Mt Bike trails of Garnet Hill Lodge, and has many potential view building sites to choose from. The Garnet Hill Property Owner's Association is ideally located on the shoulder of stunning Thirteenth Lake and provides access to a beautiful beach and waterfront, as well as the nearby trailheads for the Siamese Ponds Wilderness Area, The Hudson River, North Creek, and Gore Mt. The lot has an established driveway deep into the lot, and was recently surveyed and perimeter flagged. Year round recreation and peaceful living await you with this beautiful peace of earth.

| Features & Structures | | Utilities |
|--|--|--|
| Association Amenities: Beach Access; Lake Access Current Use: Unimproved Lot Features: Irregular Lot; Mixed Timber; Private; Road Frontage; Secluded; Sloped; Views | Waterfront Features: Beach Front; Deeded Water Access; Dock; Lake Front; Shared; Waterfront | Sewer: None Utilities: Electricity Available; Phone Available Water Source: None |
| Listing & Contract Info | Schools and Associations | Location Data |
| Days On Market: 42 Tax Annual Amount: \$1,084.64 Total Taxes Description: Actual Special Listing Conditions: Standard Listing Contract Date: 07/29/2024 Original List Price: \$187,500 Current Price: \$187,500 | Association Y/N: Yes Association Fee: 250 Association Fee Frequency: Annually Association Amenities: Beach Access; Lake Access Elementary School: Johnsbury Central High School: Johnsbury Central School District: Johnsbury | Parcel Number: 46.-2-30.11 County: Warren City/Municipality: Johnsbury Geo Lat: 43.716212 Geo Lon: -74.105588 Tax Block: 46 Tax Lot: 30.11 Tax Section: 2 |

Sale Info

Status Change Date: 07/29/2024

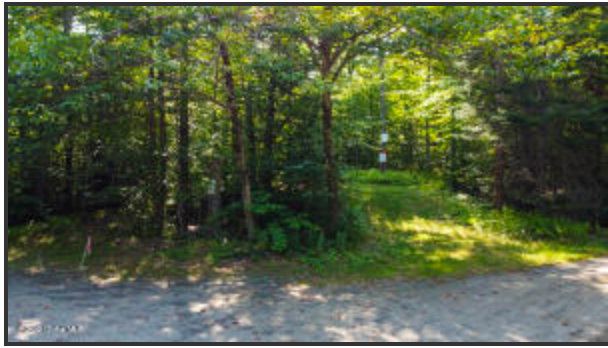
Directions: From Rt 28 in North River, turn onto to Thirteenth Lake Rd and follow to the intersection with 4H Rd on left. Follow to top of Hill, lot is on left just before the Seasonal Road Access sign.

James D Nester

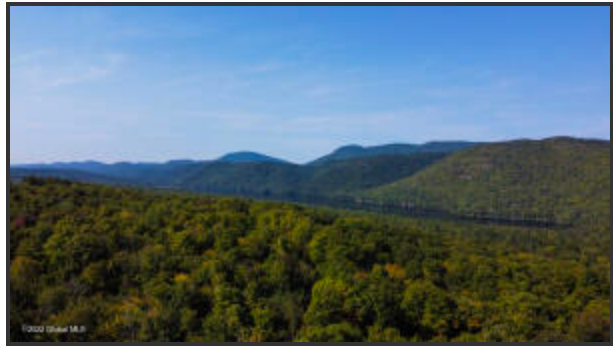
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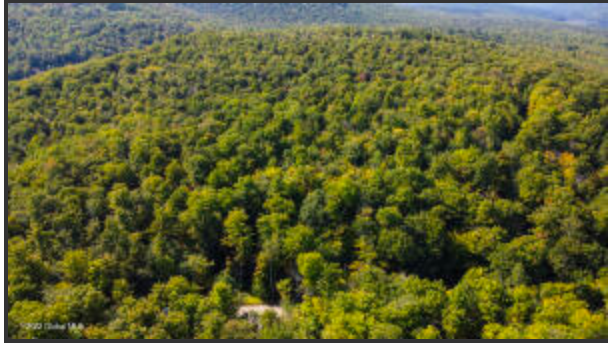
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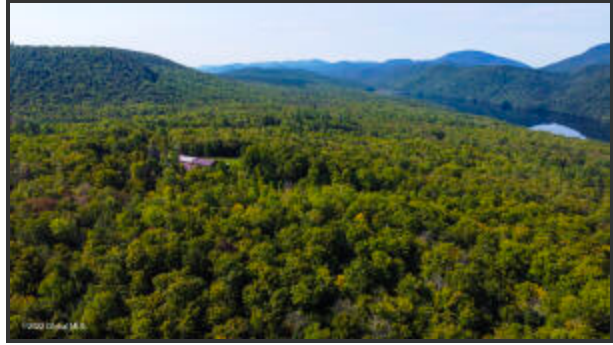
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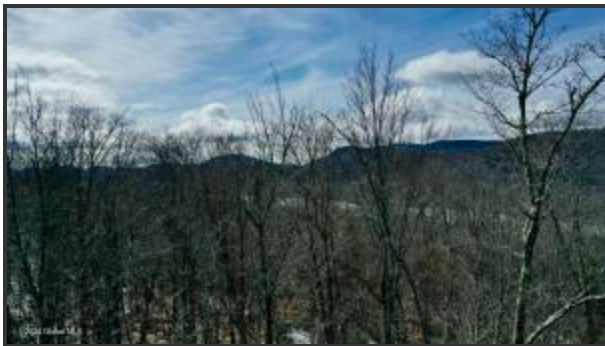
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Heim Lot Map

