

THIS INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED BY THE BROKER

Property Address:	Street: River Road	City: Riparius	MLS #: 12774
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Directions: Directions: From Exit 25 in Chestertown, head west on Rt. 8 to Riparius. Cross the bridge and continue west another 3/4 of a mile. Take a right on River Road. The property is about a 1/4 mile up the road on the left. The driveway is in between two small residential buildings. One is an old store that's currently for sale, and the other a two story camp style home.



Type1: Acreage more than 75	Type2: Farm	Price \$: 194,000
Style: N/A		
Terms:	DP:	Int:
Taxes School: \$1,468.58	Taxes Town: \$847.78	
School District: Johnsbury		
Deed: L. 3158 P. 135	Survey: Yes	Abstract: Yes
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: 3.2 Acre	Local: .	
Permits/Non-Jurisdictional Letter: _	Sign: N	
Comments:		
Septic: _	Gal:	Drywell: _ Cesspool: _
Location:		
Water:	Ft:	GPM:
Location:		

Lot Size: 140 Acres +/-	Rd.Frontage: 50 feet	On: River Road
Road: Public: Y , Private: _ , Dirt: _ , Paved: Y	Maintained: Town	Logged: 2008

Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:

Shared With:	Lot Dues:	Remarks:
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Electric: Y	AMP:	Location: Electrical service entrance with poles and meter installed on property.	Phone: Y	Cable Avail: Y
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Year Built:	Condition:	Siding:	Color:
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Roof :	Foundation:	Building Dimensions:	Living Space S/F: na
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Windows: Thermo: _ , Storms: _ , Screens: _	Insulation Type:	Ceiling:	Walls:	Floor:
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Heating System:	Heating Cost :
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Woodstove:	Fireplace:	Garage Size:	Location:
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Interior Walls:	Floors:
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Furnishings:

Other:	Detectors: Smoke: _ , Carbon Monoxide: _
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Appliances: Refrigerator: _ , Stove: _ , Washer: _ , Dryer: _ , Dishwasher: _ , Microwave: _ , Satellite: _

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor										
2nd Floor										
Basement										

Remarks: Off the main road with private drive and lots of privacy. Includes (2) Separately Deeded 10 Acre Lots. The three deeded lots allow you to build up to three primary residences at this location without doing any subdivision whatsoever. Scenic interior roads. Great hiking with gentle terrain that rises up in the back to the summits of two small mountains with killer views of Gore Mountain. Lots of open areas to pasture horses, cows, goats or sheep. Many terrific spots to build anything from a dream home to a simple hunting camp. Electrical service entrance with poles and meter installed on property. Less than a mile to the Hudson River and Loon Lake! Ten minutes to Gore Mountain skiing! Please call me to arrange a tour. I'll be happy to meet with you and point out the corners. After that, you'll be free to hike on the property as much as you'd like.