

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

Property Address:	Street: 226 Park Road	City: Johnsburg	MLS #: 12049
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Directions: Take Route 8 West to a left onto Garnet Lake Road. Take a right onto Park Road. See ACHR sign on the left.



Type1: Residential	Type2:	Price \$: 259,900
Style: Contemporary		
Terms:	DP:	Int:
Taxes School: 1700	Taxes Town: 1100	
School District: Johnsburg		
Deed:	Survey:	Abstract:
Title Ins:	R.O.W.:	
Deed Restrictions:	Wetlands:	
Zoning APA: Pre-existing	Local: APA	
Permits/Non-Jurisdictional Letter: _	Sign: Y	
Comments:		
Septic: y	Gal: 1000	Drywell: Y Cesspool: _
Location: front left of house		
Water: Drilled	Ft: 425	GPM:
Location: south side of house		

Lot Size: .45 acres	Rd.Frontage: 100	On: Park Road
Road: Public: Y , Private: _ , Dirt: _ , Paved: _	Maintained: Town	Logged:
Water Frontage: Ft.	ON:	Water Rights To:
Deeded Docking:	Beach:	Subdivision Name:
Shared With:	Lot Dues:	Remarks:
Electric: Y	AMP: 200	Location: basement
Year Built: 1975-1982additi	Condition: excellent	Siding: T-111
Roof : metal	Foundation: Block	Building Dimensions:
Windows: Thermo: Y , Storms: Y , Screens: Y	Insulation Type:	Ceiling:
Heating System: warm air-radiators	Heating Cost :	
Woodstove: pellet stove	Fireplace:	Garage Size: none
Interior Walls: dry wall, pine paneling	Floors: wood, tile, carpet	
Furnishings:		
Other: potential for woodstove hookup in DR, paddle fans to be replaced by seller	Detectors: Smoke: Y , Carbon Monoxide: _	
Appliances: Refrigerator: _ , Stove: Y , Washer: _ , Dryer: _ , Dishwasher: Y , Microwave: _ , Satellite: _		

Rooms	LIV	KIT	DIN	FAM	BED	BATH	LAUNDRY	DECK	PORCH	OTHER
1st Floor	x				1					
2nd Floor		x	x		3	2	1	x		
Basement										

Remarks: Beautifully maintained home in impeccable condition. Located on private .43 acre parcel surrounded by perennial gardens. Nothing to be done, except move in! Only 6 miles to Gore Mountain.