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## **MLS# - 172660 - Price: \$138,000**

82 Old River Rd, North Creek, NY

**Description:** Two lots for one price. This lot, 10.44 acres, is now being sold along with the contiguous lot MLS#172663, 3.7 acres for a combined acreage of 14.15 ac. The smaller lot as is lacks 50 feet of frontage to be a stand alone building lot, 200ft. required. A lot line adjustment of 50 feet could be done from this lot larger lot. The cottage on the larger lot is not considered habitable. Build on the Hudson River just minutes from North Creek and Gore Mountain for great skiing in the winter. Enjoy the 950 feet of river frontage in the summer, a rare find.

**Acres:** 14.15

**School District:** Johnsbury

**Water:** None

**Lot Description:** Garden(s)

**Town:** Chester

**Estimated Taxes:** \$2,653

**Sewer:** None

**Property Type:** Land

**Lake/River:** Hudson River

**County:** Warren



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