



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Cork Nester's True North Prop

**MLS# - 202415391 - Price: \$269,900**

1892 Nys Route 28n , Minerva, NY

**Description:** Very well cared Century + Cape set on a nice hillside lot, featuring gorgeous wood floors, wainscoting and built-ins, with the main floor being highlighted by the LR beautiful stone hearth living room FP, and pellet stove for those chilly ADK Winters, country eat in kitchen, 2 BR and a full BA with built in W/D, as well as cozy 3 season porch. The upper floor has a 3rd BR bunk room and extra storage areas. Home is being offered fully furnished for true turn-key! The furnace and hot water tank were updated recently, as well as the roof. The exterior of the home features a 1 car gar. with power+workbench, and an attached wood shed, as well as a fire pit, and garden area. Located just 5 min from Minerva Lake, 15 min to Gore Mt/North Creek, and so close miles of NYS Forest Preserve trails.

**Acres:** 0.9

**Bedrooms:** 3

**Estimated Taxes:** \$1,965

**Heat:** Forced Air, Oil, Pellet Stove

**Basement:** Heated, Interior Entry, Partial, Unfinished

**Cooling:** None

**Town:** Minerva

**Bathrooms:** 1 Full

**Water:** Drilled Well

**Garage:** 1

**Exterior:** Masonite

**Parking Spaces:** 6

**Property Type:** Residential

**School District:** Minerva

**Sewer:** Septic Tank

**Property Style:** Cape Cod

**County:** Essex

**Interior Features:** High Speed Internet, Paddle Fan, Other, Eat-in Kitchen



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