

## Cork Nester's True North Properties

Address: 46 Wilson Rd  
Minerva, 12851  
Multi Use? No  
Multi Use Type  
Price \$199,000.  
MLS Number 107353  
Listing Status Active  
Property Class Residential  
County Essex  
Activation 12/20/2009  
List Date 12/20/2009  
Expiration Date 09/07/2012

### Room Information

Approx Sq Ft 1768  
Bedrooms 3  
Bathrooms 2  
Half Baths 0



### Property Information

Approx Acres 4.0000  
Irregular Lot Yes  
Lot Dimensions 305x300  
x  
Water Front  
Subdivision  
Element School Other  
High School Minerva Central School  
Zoning Adirondack Park  
Agency  
Style 2 Story, Chalet  
Exterior Stucco, Other Exterior  
See Remarks  
Roof Metal  
Year Built 2007  
Water Type None  
Lake/River Name None  
Association Fees  
Association Dues:

### Room Floor Description

Living  
Family  
Den  
Kitchen  
Dining  
Laundry  
Utility  
MBed  
Bed2  
Bed3  
Bed4  
Oth1  
Oth2  
Din Rm Features Dining Area  
Kitchen Features Custom, Eat In  
Flooring Ceramic Tile, Hardwood,  
Other Flooring See Remarks, Wood Floor  
Attic Partially Finished  
Attic Access Pull Down Stairs  
Basement Exterior Entry, Finished,  
Full, Interior Entry, Work Shop  
Garage Carport 1 Car

**For More Information Call:**

NO PHOTO  
AVAILABLE



## Cork Nester's True North Properties

Licensed Real Estate Broker  
**518-251-2927**  
**796-0677 (cell)**  
cork@nesterstruenorth.com

Data Provided by WCMLS.  
Information is not guaranteed.

### Public Record Data

Tax ID  
Tax Map Section 163.2  
Tax Map Block 2  
Tax Map Lot 9  
Tax Assessment \$145,400.  
Full Mkt Asemnt \$145,400.  
Estimated Taxes \$1,644.  
Deed Book #

### Utilities

Air Cond  
Water Heater L P Water Heater  
Heat System Kerosene, Wood  
Heat Dist Baseboard, Warm Air  
Sewer Septic  
Water Public Water  
Electric/Yr  
Fuel/Yr  
Amps 200

<u>Room</u>	<u>Basement</u>	<u>Main Floor</u>	<u>2nd Floor</u>	<u>3rd Floor</u>
Bedrooms		1	2	
Full Baths		1	1	
3/4 Baths				
1/2 Baths				
Amenities	Fireplace (Amenities), Other Amenities See Remarks			
Appliances	Dryer, Refrigerator, Stove, Washer			
Int Features	Cathedral Ceiling, Dry Wall, Dryer Connection, Fireplace/Screen, Slate			
Foyer, Smoke Alarm, Solid-Surface Countertop, Washer Connection, Other Interior Features				
Misc Features	DSL, Paddle Fan, Satellite Dish			
Ext Features				

### Listing Data

Listing Office Cork Nester's True  
North Properties  
Lock Box No  
Sign Yes

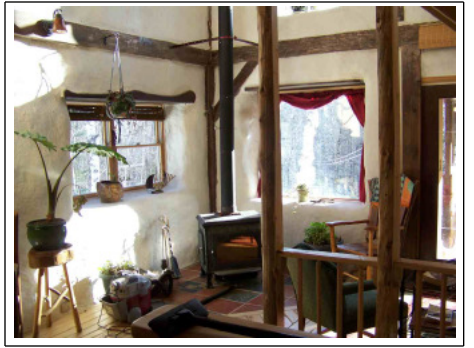
### Mortgage Data

Mortgagee  
Balance  
Payment  
Int Rate

### Virt. Tour URL

Directions Rt 28N to Minerva, take right onto Wilson Rd. Third home on right. See sign.

Remarks Tiramuuk-the Fairytale Cottage is an environmentally friendly home built with hand craftsmanship and "green" living in mind. Using mostly the earth and trees from the surrounding woods, it combines a timber frame construction with straw bale and earthen plaster walls giving an adobe/tudor feel. With 3 bedrooms and 2 full baths, and custom woodwork throughout, this is the ideal "getaway."



NO PHOTO AVAILABLE

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