



New Listing

MLS#: **S1311964** **Single Family Residential** **A-Active**
278 Country Club Rd List Price: **\$390,000**
 County: **St Lawrence** Zip: **13642** Acres: **252.00**
 Town: **Fowler** Pstl City: **Gouverneur** Cross St: **William St**
 Area #: **Fowler-403800**
 Subdivision: Lot Front: **2,210**
 TxMap#: **403800-173-003-0003-009-111-0000** Lot Depth: **2,000**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: **Gouverneur** Lot #: **9**
 High School: SqFt [PubRec]: **2,392 []**
 Middle School: AboveGrade Sq: **[]**
 Elem School: Year Built: **1890**
 Yr Blt Desc: **Existing**
 # Photo: **14**

General Information

Style of Res:	Farmhouse, Foursquare	Full Baths:	1	Bedrooms:	5	Beds	Full	Half	
Built By:		Half Baths:	0	Total Rooms:	10	1st Flr:	0	1	0
Stories:	2.5	Tot Baths:	1.0	# Beds/Sept:		2nd Flr:	5	0	0
Exter Constr:	Vinyl					3rd Flr:	0	0	0
Driveway:	Other - See Remarks					4th Flr:	0	0	0
Garage:	0.0/No Garage					Bsmnt:	0	0	0
Lot Info:	Agricultural District			Roof Descr:		Total:	5	1	0
Attic:	Full			Foundation:	Block				
Basement:	Full								
Waterfront:	No	Footage:		Riparian Rgts?	No				
Name:		Island Name:							

Public Remarks: **Large acreage dairy farm. Could be converted to beef or other productive agricultural uses. Outstanding cropland found on this choice farm! Large 220'x36' warm barn with head to toe parlor, 96 free stalls, 6 pens- includes a weigh jars and two bulk tanks (1000 & 545). Easy access to fields and pastures. Good bottom land along the Matoon Creek which runs the entire length of the site. Updated 5 bedroom farm home boasts a number of upgrades from the corian countertops, custom built cupboards, and tile flooring mixed with original hardwood floors in the double living room. Full walk-in attic rounds out this home and farm, all situated just minutes from Gouverneur and 30 miles North of Watertown. Great mix of home, barns, and rich cropland all nestled on just over 250 acres. Also listed as Land s1311883**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **From Main St in Gouverneur turn right onto William St/NY-58/NY 812 for 2.21 miles. Turn right onto Country Club Rd. Property is 1.5 miles on the right. Watch for signs.**

Interior & Exterior Features

Add'l Rooms:	Office, Other - See Remarks	Total FP:0	# Artificial:	0
Add'l Interior Features:			# Gas:	0
Add'l Exterior Features:			# Pellet:	0
Add'l Struct:			# Wood Burning:	0
Kitch/Dining:	Eat-In, Formal Dining Room, Island, Solid Surface Counter		# Wood Stove:	0
Appliances:	Microwave, Oven/Range Gas		# Coal:	0
Accessibility:			# Other:	0
Floor:	Hardwood-Some, Laminate-Some, Wood-Some		# Freestanding:	0
			# Not Rep to Code:	0

Utilities Information

HVAC Type:	Forced Air	Sewer:	Septic
Heating Fuel:	Oil, Wood	Water:	Well
Water Htr Fuel:	Electric	ENERGY STAR® Qualified:	
Emerg Backup:		Well Location:	rmk
Type of Well:	None		

Financial Information

Possible Fin:	Cash, Conventional	Type of Sale:	Normal	Town/Cnty Tax:	\$2,276
1st Mtg Bal:	\$0	Equity:	\$390,000.00	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0			School Tax:	\$1,533
Tax Info:				Total Taxes:	\$3,809
Assess Val:	\$280,508	Annl Spc Assess:	\$0	Lot Rent:	
HOA Pay Desc:	None			Closed Date:	
HOA Fee:					
HOA Amen:					
Sale Price:		DOM:	1		

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Brett Ransford
Not Licensed

Canaan Realty
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