

Listing #1



231 E Main St, Johnstown, NY 12095

List Price	\$139,900
Status	Active for Sale
Listing ID	10927676
Property Type	Residential
Listing Type	Exclusive Agency
Last Price	\$159,900 on 8/19/2020
County	Fulton
Township	Johnstown
School	JOHNSTOWN CITY SCHOOL DISTRICT
Total Tax	\$3,024
Tax ID	170800-175.005-0002-009.000

Marketing Text

This is a recently renovated family sized Johnstown home. This affordable, four bedroom two and a half bath is completely fresh inside and ready for a family. The hardwood floors have been re-finished and all the paint is fresh. Large classic white casing and trim throughout the home keeps a bright, modern feel. The first floor has a large covered front porch that opens to a formal foyer that sits at the center of the living space and the balcony staircase. The back open porch and back door opens to a functional mud room with attached first floor laundry area. Just past this rear entry area you will find the working kitchen and attached butler's pantry. The old appliances have been removed and the seller is open to the idea of helping a new owner with new appliances. There is a nice modern touch to this classic home, as a first floor Master bedroom / bathroom has been added to this home. This private en-suite has a large whirlpool tub and full size walk in shower. The rest of the first floor is bright and inviting as the large windows and warm wood floors welcome you in. The formal dining room and oversized living room have large archways that open the spaces between them. In between the living and dining rooms is the central staircase and foyer. Ascending the stairs to the second floor there is a large landing and balcony that opens the space up for a bustling, busy family. At the top of the stairs is a conveniently sized and located large full bathroom. Further down the upstairs balcony you will find three spacious bedrooms with surprising closet space and the same beautiful hardwood floors as the first floor. The whole home has fresh paint in a classic color scheme. Descending all the way down to the basement there is a newly carpeted and finished bonus space or kids play room with a tiny half bathroom. There is some additional unfinished basement space with a tall ceiling and workshop area that has a stairway entrance directly from a driveway side access door. The house has a single car garage and an oversized driveway and parking area to accommodate multiple vehicles. The back yard isn't huge, but its privately nestled alongside the garage and veiled by mature landscaping, yet easy to keep in full view from the open back deck.

Property Details

- 4 Total Bedrooms
- 2 Full Baths
- 1 Half Bath
- 1796 Sq. Ft.
- 0.16 Acres
- Built in 1910
- 2 Stories
- Available 8/22/2020
- Two Story Style
- Full Basement
- Lower Level: Partly Finished, Walk Out

Interior Features

- Pass-Through Kitchen
- Laminate Kitchen Counter
- Hardwood Flooring
- Carpet Flooring
- Entry Foyer
- Living Room
- Dining Room
- Master Bedroom
- en Suite Bathroom
- Kitchen
- Laundry
- First Floor Master
- Forced Air
- Natural Gas Fuel
- Natural Gas
- Central A/C
- 100 Amps

Exterior Features

- Frame Construction
- Wood Siding
- Asphalt Shingles Roof
- Detached Garage
- 1 Garage Space
- Municipal Water
- Municipal Sewer
- Deck
- Covered Porch
- Driveway

Taxes and Fees

- \$1,338 School Tax
- \$681 County Tax
- \$1,005 City Tax
- Tax Year 2019

Listing Information

- Exclusive Agency Listing
- Listed: 8/19/2020
- Expires: 9/01/2021
- Days on Market: 16
- Compensation: 2.0%

Listing Agent

Brandt Minkler, MINKLER BRANDT 518-339-5911 minkler123@gmail.com

Listing data is deemed reliable but is NOT guaranteed accurate.