Bedrooms Total: 4
Bathrooms Total: 2
Bathrooms Full: 2
Bathrooms Half: 0
Main Level Bathrooms: 1
Living Area: 2,072
Above Grade Finished Area: 2,072
Below Grade Finished Area: 0
Below Grade Unfinished Area: 0
Building Area Total: 2,072
Stories Total: 2
Year Built: 1910

Fireplace YN: No
Garage YN: Yes
Attached Garage YN: No
Garage Spaces: 1
Home Warranty YN: No
Horse YN: No
Lease Term: None
Lot Size Acres: 0.13
Pets Allowed: Yes
Seasonal Property YN: No
Senior Community YN: No
Waterfront YN: No

Public Remarks: Located on the shores of Lake Champlain, this early 20th-century residence offers a rare blend of Gilded Age pedigree and modern-day serenity in the heart of Essex's historic district. A short stroll leads to the hamlet's signature bistros, boutique shops, and the renowned Essex Theatre--a private gateway to the best of the Adirondack Coast. Whether you are a sailor or a winter adventurer, the location is unparalleled. You are mere steps from the deep-water access of Lake Champlain and minutes from a sprawling network of trailheads perfect for hiking, snowshoeing, and cross-country skiing. This four-bedroom home has been nicely maintained to preserve its timeless character while integrating contemporary updates. The rooms are accentuated by original hardwood flooring and period architectural details that tell a story of a century of refined living. The home's dual-porch design captures the true essence of lakefront living. A second-story screened porch provides a secluded retreat for warm summer evenings with elevated views of the glistening lake. Below, the classic front porch and traditional swing offer a front-row seat to the peaceful rhythm of the Essex ferry crossing the water--the perfect spot for morning coffee or evening cocktails. A standout feature is the mid-1800s equine barn. Originally built to house the horses that powered the historic ferry, this structure is reimagined for the 21st century with full power, serving as a robust workshop, creative studio, or ample storage for the discerning collector. Connected to municipal water and sewer, the home offers modern comfort in a setting that feels worlds away from the ordinary. This isn't just a house; it's a piece of Essex history. From the nearby ferry to Vermont to the preserved character of the horse barn, 2755 Essex Rd is a special opportunity for an authentic, walkable lifestyle on Lake Champlain.

Interior & Exterior Features

Interior Features: Ceiling Fan(s); Eat-in Kitchen; High Speed Internet
Exterior Features: Garden; Lake Access Drive; Private Yard
Appliances: Dishwasher; Electric Range; Refrigerator; Washer/Dryer
Basement: Full; Unfinished
Fencing: Front Yard
Flooring: Ceramic Tile; Hardwood; Linoleum
Other Structures: Barn(s); Garage(s); Storage; Workshop
Parking Features: Additional Parking; Paved
Road Frontage Type: County Road
Road Surface Type: Asphalt
View: Lake; Trees/Woods
Window Features: Double Pane Windows; Wood Frames

Room Details

Room Name	Level	Length	Width	Room Features	Remarks
Bedroom 1	Second	17	10	Hardwood	
Bedroom 2	Second	15	14	Hardwood	
Bedroom 3	Second	12	10	Hardwood	
Bedroom 4	Second	11	9	Hardwood	
Bathroom 1	First	10	8.5	Ceramic Tile	
Bathroom 2	Second	13	6	Laminate	
Family Room	First	18	20	Laminate	
Kitchen	First	14	12	Laminate	
Living Room	First	23	12	Hardwood	

Patio And Porch Features: Covered; Front Porch; Screened

Construction & Utilities

Construction Materials: Wood Siding
Architectural Style: Old Style
Heating: Tank Location: Basement; Baseboard; Hot Water; Oil; Pellet Stove
Cooling: Ceiling Fan(s)
Electric:100 Amp Service
Foundation Details: Stone
Roof: Asphalt; Slate
Sewer: Public Sewer
Utilities: Electricity Connected; Internet Available; Sewer Connected; Water Connected
Water Source: Public

Listing Information

APA: Hamlet
Deed Date: 03/10/2023
Deed Details: Page: 134; Volume: 2118
Listing Terms: 1031 Exchange; Cash; Conventional

Location Info and Associations

Property Sub Type: Single Family Residence
County: Essex
Parcel Number: 40.65-2-11.002
MLS Area Major: Willsboro, Essex, Elizabethtown, Lewis, Westport
Township: Essex
School District: Willsboro
Tax Annual Amount: $5,817.07
Tax Assessed Value: $385,300
Land Tax Annual Amount: $2,712.12
Financial Details: School Taxes: 3,104.95; School Taxes Description: Actual

Showing Info/Requirements

Showing Requirements: Appointment Only; Call Listing Agent; Email Listing Agent; Key In Office; Showing Contact Name: Heather Maxey
Sign On Property YN: Yes

Listing Office & Broker Info

Heather Maxey
Licensed Real Estate Salesperson
339-933-1750
heather@adkrealty.com

BHHS Adirondack Realty
1774 NYS Route 73
Keene Valley, NY 12943
518-576-9840
www.adkrealty.com

Directions: Take Route 22 to Essex, and turn left onto Main Street. The property will be on the left, just after the church and before the Essex Ferry parking.

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