

# St. Lawrence County's First Choice for Professional Real Estate Services

County Seat  
Realty



1 Gouverneur Street, Canton, NY • 315-386-5400

[www.countyseatrealty.com](http://www.countyseatrealty.com) • [www.slcmlls.com](http://www.slcmlls.com)

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**Canton****41 Judson St.  
Canton, NY****MLS# 41810**

4 Bedrooms, 3 Baths, Spacious Kitchen with Pantry, 2 Gas Fireplaces, Detached Garage

**\$288,000****23 Goodrich St.  
Canton, NY****MLS# 41594**

5 Bedrooms, 2 Baths, Formal Living &amp; Dining Rooms, Updated Kitchen with Maple Cupboards, Main Floor Bath &amp; Laundry

**\$142,000****50 Wells St.  
Canton, NY****MLS# 39921**

3 Bedrooms, 1 Bath, Large Eat-In Kitchen, New Roof, New Windows, 2-Car Attached Garage

**\$139,500****63 Court St.  
Canton, NY****MLS# 41853**

4 Bedrooms, 2 Baths, Recently Updated Kitchen, Beautiful Hardwood Floors &amp; Woodwork, 1-Car Detached Garage

**\$138,900****779 Cty. Rt. 25  
Canton, NY****MLS# 37995**

4 Bedrooms, 2 Bath Farm House, Detached Garage, Country Kitchen with Walk-In Pantry, Situated on 90.3 Acres

**\$134,000****56 Miner St.  
Canton, NY****MLS# 41773**

Well Maintained Village Home, 3 Bedrooms, 2 Baths, Hardwood Floors, New Kitchen, Spacious Back Deck, Close to Downtown &amp; SLU

**\$109,000****62 Miner St.  
Canton, NY****MLS# 41196**

3 Bedrooms, 2 Baths, Formal Living Room with Gas Stove, Oversized Fenced In Yard, Detached Heated Garage with Workshop

**\$101,000****Canton****8 Park Place  
Canton, NY****MLS# 41671**

Master Bedroom with Walk-In Closet, 3 Bedrooms, 1 Bath, Large Addition Family Room, Formal Dining Room, Spacious Yard, Hardwood Floors

**\$99,500****4 State St.  
Canton, NY****MLS# 38711**

3 Bedrooms, 2 Baths, Eat-In Kitchen, Formal Dining Room, New Roof, Gutters, Furnace &amp; Hot Water Heater

**\$91,900****887 State Hwy. 68  
Canton, NY****MLS# 40955**

2 Bedrooms, 1 Bath, Kitchen Opens to Dining Area, Spacious Living Room, Attached Oversized Car Garage

**\$89,900****10 Post Rd.  
Canton, NY****MLS# 31431**

2 Bedrooms, 1 Bath, Detached Garage, Comfortable &amp; Affordable, Formal Dining Room, Kitchen with Island

**\$70,000****4836 Cty. Rt. 24  
Canton, NY****MLS# 41169**

Singlewide Manufactured Home with Additions, Propane Fireplace, Generac Generator, Oversized Garage

**\$59,500****1295 Pyrites Rd.  
Hermon, NY****MLS# 37999**

Cozy A-Frame Camp or Home with Deck, 2 Bedrooms, 1 Bath, Grasse River Frontage, Canton School District

**\$54,000****456 Irish Settlement Rd.  
Canton, NY****MLS# 41267**

2- Stall Garage with Laundry Hook-Ups, Screened In Porch with Log Siding &amp; Electric, Well &amp; Septic, Amish Outbuilding

**\$39,000****Canton****194 Northwoods Rd.  
Canton, NY****MLS# 40852**

Manufactured Single Wide Home with Addition, Situated on 1 Acre, 3 Bedrooms, 1 Bath, Canton School District

**\$25,000****DeKalb Junction****27 School St.  
DeKalb Junction, NY****MLS# 41737**

Corner Lot, 3 Bedrooms, 1 Bath, Vinyl Windows, 1-Car Garage, 200 Amp Circuit Breakers, Great Income Opportunity or Affordable Living

**\$40,000****Lisbon****4185 State Hwy. 68  
Lisbon, NY****MLS# 41206**

4 Bedrooms, 1 Bath, Amish Built Cupboards &amp; Granite Countertops, 2- Stall Detached Garage &amp; Outbuildings, 26 Acres

**\$145,000****Ogdensburg****317 Lafayette St.  
Ogdensburg, NY****MLS# 41390**

4 Bedrooms, 1 Bath, Formal Dining Room &amp; Double Living Room, Beautiful Hardwoods &amp; Original Woodwork, Needs Some TLC.

**\$19,900****712 Linden St.  
Ogdensburg, NY****MLS# 40281**

Single Wide Manufactured Home, 2 Outbuildings, Fenced Yard, Needs Some TLC!

**\$12,500****Hermon****696 Cty. Rt. 19  
Hermon, NY****MLS# 41618**

Main House has 2 Bedrooms &amp; 1 Bath, 3 Bedrooms, 1 Bath Apartment Above Garage, Let Apartment Pay the Mortgage! Trout Lake Waterfront

**\$198,500****42 Woodrow Rd. PRVT  
Hermon, NY****MLS# 34156**

Trout Lake Waterfront, 12x60 Mobile Home, Detached Garage, 100' of Lake Front, 2 Bedrooms, 1 Bath

**\$79,900****110 Canton St.  
Hermon, NY****MLS# 37709**

3 Bedrooms, 1 Bath, Completely Remodeled, Pellet Stove, New Flooring, Plumbing &amp; Much More

**\$47,500****112 Main St.  
Hermon, NY****MLS# 41812**

2 Bedrooms, 1 Bath, Some Renovations Have Been Done, Lots of Potential, Fixer Upper

**\$20,000****Edwards****212 Gaddis Rd.  
Edwards, NY****MLS# 35730**

Beautiful Country Living, 4 Bedrooms, 1 Bath, Pellet Stove, Oversized Garage, 15 Acres, Billiard Room

**\$135,000****5 First St.  
Edwards, NY****MLS# 38397**

3 Bedrooms, 1 Bath, Newer Laminate &amp; Carpet, Detached 1-Car Garage, Remodeled Kitchen with Stainless Steel Appliances

**\$69,500****Pyrites****34 Churchill St.  
Pyrites, NY****MLS# 40513**

3 Bedrooms, 1 Bath, Open Concept Living, Dining &amp; Kitchen, Main Floor Laundry, New Pellet Stove!

**\$65,000**

**Colton****21 Gulf Rd.  
Colton, NY****MLS# 41392**3 Bedrooms, 2 Baths, 4- Stall Garage,  
345' of Lower Higley Flow Riverfront,  
Sited on 2 Acres**\$205,000****74 Cold Brook Drive  
South Colton, NY****MLS# 41309**3 Bedrooms, 2 Baths, 97' River Frontage  
on Higley Flow, Master Bedroom  
Suite, 2-Car Detached Garage**\$198,000****1116 Green Rd.  
Colton, NY****MLS# 41602**3 Bedrooms, 2 Baths, Master Suite with Walk-In  
Closet, Attached 2-Car Garage, Sited on  
24.2 Acres**\$164,500****6075 Cty. Rt. 24  
Colton, NY****MLS# 41872**2 Bedrooms, 2 Baths, Newly Remodeled  
Kitchen & Bath, 2-Car Attached Garage,  
Sited on 1.5 Acres, Canton School District**\$110,000****Green Rd.  
Colton, NY****MLS# 39035**Cottage Built in 2004, Close Proximity to  
Higley Flow State Park, Bunk Room with  
Loft Sleeps 8, Sited on 61.3 Acres**\$89,900****Star Lake****4227 State Hwy. 3  
Star Lake, NY****MLS# 39736**3 Bedrooms, 2 Baths, Splendid Space  
Bed & Breakfast, Full Equipped &  
Furnished, New Roof, New Boiler**\$40,000****4221-4223 State Hwy. 3  
Star Lake, NY****MLS# 40842**Deeded Rights to Star Lake, 2- Stall Shed,  
Public Water, Great Place to Store Your Sleds &  
Launch Your Boat!**\$18,500****St. Regis Falls****1722 Lake Ozonia Rd.  
St. Regis Falls, NY****MLS# 40736**3 Bedrooms, 2 Baths on 2 Acres, 200' of Lake  
Frontage on Lake Ozonia, Attached 2-Car  
Garage, All Furnishings & Pontoon Boat Inc.**\$390,000****Russell****26 Blackmer Rd.  
Russell, NY****MLS# 41571**ATTENTION OUTDOOR ENTHUSIASTS! 3 Camps  
Sited on 124 Acres, Main Camp has Great  
Room, 2 Bedrooms, Drilled Well, Septic, Electric**\$180,000****3036 Cty. Rt. 24  
Russell, NY****MLS# 40924**3 Bedrooms, 2 Baths, Custom Designed Black  
Cherry Kitchen, Dining Room Opens to Deck,  
Basement Offers Huge Workshop & Storage**\$130,000****0 Cty. Rt. 21  
Russell, NY****MLS# 41752**Cozy Cabin, Sited on 50 Acres,  
Propane Lights & Stove, Woodstove Heat,  
Mixed Hardwoods, Pond**\$70,000****Rensselaer Falls****101 King St.  
Rensselaer Falls, NY****MLS# 39119**3 Bedrooms, 1 Bath,  
Formal Dining/Living Rooms,  
Enclosed Porch, Eat-In Kitchen**\$32,900****Gouverneur****15 Helena St.  
Gouverneur, NY****MLS# 40787**3 Bedrooms, 2 Baths, 3 Season Porch,  
Landscaped Yard with Pond, Many  
Updates Including New Roof & Flooring**\$135,800****Chase Mills****230 Chase Mills Rd.  
Chase Mills, NY****MLS# 41516**3 Bedrooms, 2 Baths,  
4-Bay Detached Garage, Sited on  
Over 202 Acres!**\$325,000****Potsdam****213 Dayton Rd.  
Potsdam, NY****MLS# 40347**5 Bedrooms, 4 Baths, KraftMaid  
Kitchen, Completely Renovated Home,  
82.5 Picturesque Acres, **MUST SEE!****\$318,500****59 Elm St.  
Potsdam, NY****MLS# 40362**5 Bedrooms, 4 Baths, Formal Living & Dining  
Rooms, Formal Entry with Winding Staircase,  
3-Car Detached Garage.**\$189,900****415 State Hwy. 11B  
Potsdam, NY****MLS# 41645**3 Bedrooms, 2 Baths, Office or 4th Bedroom,  
Large Dine-In Kitchen, 2-Car Detached Garage,  
Many Recent Upgrades, Sited on 3.8 Acres**\$153,900****5549 State Hwy. 56  
Potsdam, NY****MLS# 41785**Charming Cape Cod, 3 Bedrooms, 2 Baths,  
Hardwood Floors, Several Outbuildings,  
Custom Cabinetry, Metal Roof**\$120,000****105 Market St.  
Potsdam, NY****MLS# 41762**Over 2,300 Sq. Ft., 5 Bedrooms, 3 Baths, Duplex  
or Single Family, Priced to Sell, In Need of  
Some Repair, Great Investment Opportunity**\$58,800****63 Barker Rd. Ext.  
Potsdam, NY****MLS# 41101**Single Wide Manufactured Home, 2  
Bedrooms, 2 Baths, Sited on .56  
Acres, Well Maintained!**\$55,000****Hannawa Falls****5 Underhill Drive  
Hannawa Falls, NY****MLS# 41854**3 Bedrooms, 2 Baths, Open Floor Plan,  
Sited on .65 Acres, Deeded Access to  
Hannawa Pond**\$189,000****Norwood****878 River Rd.  
Norwood, NY****MLS# 37821**3 Bedroom, 3 Bath Ranch Home, Florida Room  
& Family Room, Master Bedroom Suite,  
455' of River Front, Own Your Own Island!**\$270,000****48 Prospect St.  
Norwood, NY****MLS# 41369**2 Bedrooms, 1 Bath, Energy Efficient  
Home, Modern Kitchen with Tile Counters  
& Backsplash, 2-Car Garage with Opener**\$68,900****7702 State Hwy. 56  
Norwood, NY****MLS# 41153**2 Bedroom, 1 Bath Ranch, New Flooring,  
Electrical Entrance & Extra Insulation,  
Storage Buildings, Detached 2-Car Garage**\$64,500****Fine****1120 Cty. Rt. 27  
Fine, NY****MLS# 41333**3 Bedrooms, 1 Bath, Enclosed Porch,  
Detached 28x36' Heated Garage,  
Sited on 283.60 Acres.**\$339,000****Brasher Falls****51 George St.  
Brasher Falls, NY****MLS# 41776**Move-In Ready, 3 Bedrooms, 2 Baths,  
Attached 1-Car Garage, Double Lot,  
Sunroom Addition, Hardwood Floors**\$120,000****Winthrop****351 Converse Rd.  
Winthrop, NY****MLS# 41850**3 Bedrooms, 1 Bath, Quiet Country  
Setting, Sited on 1.5 Acres, 2-Car  
Detached Garage**\$92,000****Your  
Listing  
Could  
Be Here!  
Call  
Today!**



## Commercial Properties

**7365 U.S. Hwy. 11  
Potsdam, NY**



**MLS# 31792**

1830's Farmhouse, 5 Bedrooms, 1 Bath, Large Barn, Detached Garage, Apple Orchard, Zoned Commercial for Many Uses

**\$450,000**

**70 Main St.  
Canton, NY**



**MLS# 39844**

Established Income Generating Building, 3 Office Spaces, Upstairs Apartment, Well Maintained & Modern

**\$350,000**

**24, 25, 27 & 29 Riverside Dr.  
Canton, NY**



**MLS# 33246**

Prime Commercial Location, 102' Waterfront on Grasse River, Parking Lot Across Street, Zoned C-1 for Many Uses

**\$160,000**

**1890 Potsdam Morley Rd.  
Potsdam, NY**



**MLS# 39489**

4,000 Sq. Ft. Commercial Building, Main Floor Consists of Showrooms & Office, Large Parking Lot, Upstairs is Open Floor Plan

**\$85,000**

**16 Nickerson St.  
Canton, NY**



**MLS# 40859**

Apartment or Office, Commercial/Light Industrial Zoning, 4-Bay Garage, 52 Acre Lot, Municipal Water & Sewer, Forced Air Heating

**\$80,000**

**Looking to buy or sell a  
commercial property?  
Call us today & let us help you!**



**In the spirit of the holidays,  
County Seat Realty is excited to announce our  
2019 Pay It Forward Campaign!**

**For every listing that we sell in 2019 we will donate \$100.00  
to a local non-profit charity of the sellers choice.**

**Contact us today for more information!  
Connecting people who care with causes that matter!**

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County Seat Realty was founded in 2001 by Debbie Gilson, a former managing real estate broker of Segar Real Estate. She brought with her to County Seat Realty, several sales agents and the former associate broker. Chosen for its connection to Canton as well as its association with the entire county, County Seat Realty's name reflects the agency's interest in serving not only Canton and Potsdam, but the surrounding areas of St. Lawrence County.

Today, County Seat Realty is still owned by Debbie Gilson bringing more than 20 years of experience, two associate brokers and seven real estate salespeople, all native to St. Lawrence County.

A full service Real Estate firm, whether you are buying or selling, the experienced team at County Seat Realty can represent you in your next real estate transaction.



**Stop by or call us anytime!**

## Land for Building & Recreation

**CANTON:** 32.7 Commercially Zoned Acres, Close to Canton Village, Cty. Rt. 27. MLS# 40408..... **\$280,000**

**CANTON:** Commerce Lane, 4 Parcels, purchase separately or all together. MLS# 41705, 41706, 41707, 41708. **\$125,000-\$140,000**

**CANTON:** Plains Rd., 112.6 Acres, Canton School District. MLS# 41784..... **\$110,000**

**COLTON:** 184 W. Higley Flow Camp Rd., 7C-Beaver Peninsula, sandy beach, 350' waterfront. MLS# 39291..... **\$122,900**

**COLTON:** 0 Gulf Rd., 1.1 Acre Lot with Higley View. MLS# 41559..... **\$29,900**

**COLTON:** 474 Orebed Rd., 3.9 Acres with Building, Well, Septic. MLS# 41767..... **\$28,000**

**HERMON:** 85 Orebed Rd., 109.8 acres farm land. MLS# 41124..... **\$93,000**

**HOPKINTON:** Off Meacham Road, 87 acres in peaceful Adirondack surroundings. MLS #37998..... **\$39,900**

**POTSDAM:** 24.59 prime commercial acres, 1.2 miles from Walmart & Tractor Supply. Restaurant? Hotel?

Lots of possibilities. MLS #31792..... **\$450,000**

**POTSDAM:** Ellis Rd., 39.2 acres, land for building or recreation. MLS #38241..... **\$47,500**

**POTSDAM:** Cleared 16 Acres, Close to State Land, Potsdam Morley Rd. MLS #40321..... **\$39,000**

**POTSDAM:** Cty. Rt. 59, 3.78 Acres, Close to Clarkson. MLS #38983..... **\$27,500**

**RUSSELL:** Off Stalker Rd., 104.20 wooded acres. MLS #39479..... **\$75,000**

**RUSSELL:** Cty. Rt. 27, 10.9 Acres, Year Round Access, Great Hunting! MLS #41229..... **\$13,500**

**STAR LAKE:** 4221-4223 State Hwy. 3, Deeded access to Star Lake, Garage. MLS #40842..... **\$18,500**