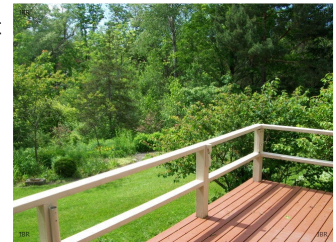


**MLS #: R136384S (Sold) List Price: \$235,000**

**115 NORTHVIEW ROAD ITHACA, NY 14850**



*Property Features*

**ORIGINAL LIST PRICE:**  
\$235,000

**STYLE:** Tri/Multi-Level

**BEDROOMS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 0

**YEAR BUILT:** 1960

**APX LIVING AREA SQFT:**  
1794

**SCHOOL DISTRICT:** Ithaca  
City

**ELEMENTARY SCHOOL:**  
South Hill

**APX ACREAGE:** 1.24

**LOT SIZE:** 1.24

**TOWN/VILLAGE/CITY NAME:**  
Ithaca

**CONSTRUCTION:** Frame

**ROOF:** Asphalt/F-Glass Shingle

**BASEMENT/FOUNDATION:** Full, Partially Finished, Block

**INSULATION/TYPE:** Full

**ENERGY FEATURES:** Ceiling Fan(s), Single Pane, Double Pane,  
Storm Door(s), Storm Window(s), Programmable Thermostat

**EXTERIOR:** Wood Siding

**HEAT/COOLING:** Natural Gas, Central Air Conditioning, Furnace,  
Forced Air

**WATER SOURCE:** Municipal-Existing

**SEWER/SEPTIC:** Municipal-Existing

**GARAGE/CARPORT:** 1 Car, Attached, Garage, Garage Door  
Opener

**DRIVEWAY:** Paved

**EXTERIOR FEATURES:** Cable TV, Fencing, High Speed Internet  
Available, Flower Gardens, Vegetable Garden, Deck

**FLOOR COVERINGS:** Hardwood, Vinyl, Wall/Wall Carpet

**FIREPLACE/STOVE:** 1, Insert, Wood Stove

**OTHER ROOMS:** Formal Entry, Workshop

**APPLIANCES CONVEY:** Dishwasher, Refrigerator, Stove-Gas

**INTERIOR INCLUSIONS:** CO Detector, Smoke Detector

**PUBLIC DESCRIPTION:** A gardener's delight! Set on over an acre in an established South Hill neighborhood, this home is offered on the market for the 1st time since being built. Deer-proof fencing to protect the mature gardens. Some woods too. Quarry tile in entry, hardwood floors in living/dining and bedrooms. Brick fireplace and large picture window in living room. Corian counters in kitchen. Main level office & family room. Laundry, workshop, potential 4th bedroom & 2nd bath in lowest level. Garden prep room off garage. All municipal services and close to South Hill Recreation Trail & IC.

**OFFICE NAME:** WARREN REAL ESTATE (#.41)

**CLOSING DATE:** 7/27/2012

**GROSS SOLD PRICE:** \$225,000

**NET SOLD PRICE AFTER CONCESSIONS:** \$225,000

**DAYS ON MARKET:** 56

**PRICE SQFT:** \$125.42

**C.J. DelVecchio**  
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**WARREN REAL ESTATE**  
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Information Herein Deemed Reliable but Not Guaranteed

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