

MLS #: R133594U (Under Contract) List Price: \$194,900

129 Sheldon Road Freeville, NY 13068



LIST PRICE: \$194,900
HAMLET/SUBDIVISION:
SCHOOL DISTRICT: Dryden Central
TOWN/VILLAGE/CITY NAME: Dryden (town)
COUNTY: Tompkins
APX ACREAGE: 4.41
LOT SIZE: 268x701
GARAGE/CARPORT: 2 Car, Detached, Garage
FIREPLACE/STOVE: 2, Wood Stove
LAKE NAME: None

BEDROOMS: 4
FULL BATHS: 2
HALF BATHS: 0
STYLE: Italianate
YEAR BUILT: 1870
APX LIVING AREA SQFT: 2762
PRICE SQFT: \$70.56
AVERAGE MONTHLY UTILITIES: \$64-elec
CURRENT TOTAL TAXES: \$5025
EXTERIOR: Wood Siding
HEAT/COOLING: Oil, Furnace, Forced Air
ELEMENTARY SCHOOL: Dryden

DIRECTIONS/HOUSE COLOR: Route 13 North past airport, left on Hanshaw Road, right on Neimi Road, right on Sheldon Road, house on left/Light pink

PUBLIC DESCRIPTION: A country delight! This home enjoys a lovely spot not far outside Ithaca but set on 4+ acres with a fenced yard, tons of perennials, fruit trees, and more! A welcoming country kitchen with maple floors, custom oak cabinets & tray ceiling leading into the lovely & warm solarium. Plank flooring under carpet in formal dining room & living room. Brick fireplace. Wood floors up w/full bath & pine accented family room/office. Main level bedroom with woodstove, patio access, large dressing room. Detached garage/studio. Wood shed at end of fenced yard area. Lot bordered by mature evergreens. Private!

	Lvl:	Dimensions:		Lvl:	Dimensions:
Living Rm:	M	14x25	Master Bedroom:	M	19x12+8x14
Dining Rm:	M	13'6x10	Bedroom 2:	U	14x12
Kitchen:	M	15x19	Bedroom 3:	U	14x15
Family Rm:	U	16x15	Bedroom 4:	U	9x11
Utility/Laundry:			Other Room 1:	M	9x20 Solarium
Other Room 2:					

ASSESSMENT: 165000

TAX MAP #: 40.-1-6.62

AMPS: 150

DEED RESTRICTIONS: N

FINANCING REMARKS:

BASEMENT/FOUNDATION: Partial/Mixed, Unfinished, Stone

FLOOR COVERINGS: Ceramic Tile, Hardwood, Wall/Wall Carpet, Wood

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

WATER SOURCE: Well

SEWER/SEPTIC: Septic

DRIVEWAY: Gravel

OIL/GAS/MINERAL RIGHTS: Not Leased

APPLIANCES CONVEY: Dishwasher, Dryer, Freezer, Garbage Disposal, Refrigerator, Stove-Electric, Washer

SHOWING INFORMATION: Keybox, Make Appointment-Owner

CONSTRUCTION: Post & Beam

ROOF: Asphalt/F-Glass Shingle, Membrane

INSULATION/TYPE: Full, Fiberglass

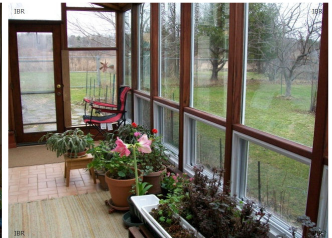
LAKE RIGHTS/DESCRIPTION: No Rights

OTHER ROOMS: Eat-in Kitchen, Formal Dining, Main Level Master, Mudroom

INTERIOR INCLUSIONS: Skylight(s), Sump Pump, Walk-in Closet (s), Window Covering(s), CO Detector, Smoke Detector, Other-See Remarks

EXTERIOR FEATURES: Fencing, High Speed Internet Available, Patio, Porch, Storage Shed, Flower Gardens, Fruit Trees/Berries/Grapes, Other-See Remarks

SURVEY: Available-Lister





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COLDWELL BANKER/SHAW R.E.

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