

MLS #: R133142U (Under Contract) List Price: \$174,500

16 Sundown Road Freeville, NY 13068



LIST PRICE: \$174,500
HAMLET/SUBDIVISION:
SCHOOL DISTRICT: Dryden Central
TOWN/VILLAGE/CITY NAME: Dryden (town)
COUNTY: Tompkins
APX ACREAGE: 2.09
LOT SIZE: 236x385
GARAGE/CARPORT: 2 Car, Attached, Detached, Garage, Garage Door Opener, Other-See Remarks
FIREPLACE/STOVE: 1, Insert, Wood Stove
LAKE NAME: None

BEDROOMS: 3
FULL BATHS: 2
HALF BATHS: 0
STYLE: Ranch
YEAR BUILT: 1977
APX LIVING AREA SQFT: 2366
PRICE SQFT: \$73.75
AVERAGE MONTHLY UTILITIES: \$107/Elec.
CURRENT TOTAL TAXES: 5025
EXTERIOR: Brick Facade
HEAT/COOLING: Electric, Baseboard
ELEMENTARY SCHOOL: Dryden

DIRECTIONS/HOUSE COLOR: West Dryden Road to Caswell Road to Sundown Road. On the left/Forest Green & brick
PUBLIC DESCRIPTION: Enjoy a quiet & peaceful country neighborhood with a park-like yard. Mature trees, perennial gardens, koi pond with gazebo. Cherry kitchen with skylight and Corian counter, oversized living room with new carpet and a bright southern exposure with passive solar heat. Main level master suite with walk-in closet. Two full baths, both on main level. Cedar-lined closets. Owners used lower level office as 4th bedroom. Woodstove heats home nicely. Detached woodworking shop w/2-car garage. Large garden area. Hot tub on deck. Convenient to Ithaca, NE airport, Dryden and Cortland.

	Lvl:	Dimensions:
Living Rm:	M	22x14
Dining Rm:	M	12x8
Kitchen:	M	10x10 IRR
Family Rm:	L	13x14
Utility/Laundry:	L	12x11
Other Room 2:	M	12x8 sunroom

	Lvl:	Dimensions:
Master Bedroom:	M	14x11
Bedroom 2:	M	11x11
Bedroom 3:	M	11x10
Bedroom 4:	L	13x13 den
Other Room 1:	L	11x13

ASSESSMENT: 165000

TAX MAP #: 29.-1-21.8

AMPS: 200

DEED RESTRICTIONS: N

FINANCING REMARKS:

BASEMENT/FOUNDATION: Finished, Walk-Out, Block

FLOOR COVERINGS: Ceramic Tile, Vinyl, Wall/Wall Carpet

ENERGY FEATURES: Ceiling Fan(s), Low-E, Double Pane, Storm Door(s)

WATER SOURCE: Well

SEWER/SEPTIC: Septic

DRIVEWAY: Paved

OIL/GAS/MINERAL RIGHTS: Not Leased

APPLIANCES CONVEY: Dishwasher, Garbage Disposal, Microwave, Range Hood, Refrigerator, Stove-Electric, Washer

SHOWING INFORMATION: Keybox, Vacant-Go

CONSTRUCTION: Brick

ROOF: Asphalt/F-Glass Shingle

INSULATION/TYPE: Full, Fiberglass

LAKE RIGHTS/DESCRIPTION: No Rights

OTHER ROOMS: Main Level Master

INTERIOR INCLUSIONS: A/C Window Unit(s), Hot Tub, Skylight

(s), Walk-in Closet(s), CO Detector, Smoke Detector

EXTERIOR FEATURES: Cable TV, High Speed Internet Available, Patio, Pond, Flower Gardens, Vegetable Garden, Fruit Trees/Berries/Grapes, Deck, Other-See Remarks

SURVEY: Available-Lister





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COLDWELL BANKER/SHAW R.E.

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