

**MLS #: R137003S (Sold) List Price: \$109,500**

**211 Sykes Street Groton, NY 13073**

<b>CONTRACT DATE:</b>	<b>CLOSING DATE:</b>	<b>GROSS SOLD PRICE:</b>	<b>SELLER CONCESSIONS AMOUNT:</b>	<b>NET SOLD PRICE AFTER CONCESSIONS:</b>	<b>SELLER CONCESSIONS DESCRIPTION:</b>	<b>DAYS ON MARKET:</b>	<b>PRICE SQFT:</b>
12/6/2012	2/7/2013	\$109,500	6500	\$103,000	N/A	154	\$98.28



**ORIGINAL LIST PRICE:** \$114,900  
**SCHOOL DISTRICT:** Groton Central  
**HAMLET/SUBDIVISION:** Groton Village  
**TOWN/VILLAGE/CITY NAME:** Groton  
**COUNTY:** Tompkins  
**APX ACREAGE:** 0.28  
**LOT SIZE:** 152x207  
**GARAGE/CARPORT:** 1 Car, Detached, Garage  
**FIREPLACE/STOVE:** 1, Gas Fireplace  
**LAKE NAME:** None

**BEDROOMS:** 3  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**STYLE:** 1.5 Story/Cape Cod  
**YEAR BUILT:** 1920  
**APX LIVING AREA SQFT:** 1048  
**PRICE SQFT:** \$98.28  
**AVERAGE MONTHLY UTILITIES:** \$75-G \$22-E  
**CURRENT TOTAL TAXES:**  
**EXTERIOR:** Aluminum Siding, Wood Siding  
**HEAT/COOLING:** Natural Gas, Furnace, Forced Air, Other-See Remarks  
**ELEMENTARY SCHOOL:** Groton  
**DAYS ON MARKET:** 154

**DIRECTIONS/HOUSE COLOR:** Sykes Street is off Spring Street or West South Street, adjacent to Village Park with playground & pool. White.

**PUBLIC DESCRIPTION:** A beautiful interior awaits you with this classic 1920's Cape Cod style village home. Featuring wide chestnut trim and hardwood floors throughout. 10' ceilings downstairs! Charming formal dining room, a bright living room and 2 main level den spaces. Wonderful wrap-around deck. Walk-in closets in 2 up beds. Low maintenance yard, adjacent to Village park/pool/playground. Low Groton Village electric rates, municipal water/sewer. Very private setting for a village lot. New windows throughout. Full basement with laundry and good storage. Convenient to Ithaca and Cortland. A great value!

**APPLIANCES CONVEY:** Dishwasher, Dryer, Range Hood, Refrigerator, Stove-Electric, Washer

	<b>Lvl:</b>	<b>Dimensions:</b>		<b>Lvl:</b>	<b>Dimensions:</b>
Living Rm:	M	13 X 11'6	Master Bedroom:	U	17 X 10
Dining Rm:	M	11'6 X 11'6	Bedroom 2:	U	13 X 10
Kitchen:	M	11 X 10	Bedroom 3:	U	10 X 8
Family Rm:	M	22 X 9	Bedroom 4:		
Utility/Laundry:			Other Room 1:	M	7x23 (porch)
Other Room 2:	M	9x11'5			

**ASSESSMENT:** 110000

**TAX MAP #:** 6.-7-7

**AMPS:** 200

**DEED RESTRICTIONS:** U

**FINANCING REMARKS:**

**BASEMENT/FOUNDATION:** Full, Unfinished, Poured

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

**ENERGY FEATURES:** Ceiling Fan(s), Double Pane, Programmable Thermostat

**WATER SOURCE:** Municipal-Existing

**SEWER/SEPTIC:** Municipal-Existing

**DRIVEWAY:** Gravel

**OIL/GAS/MINERAL RIGHTS:** Not Leased

**SHOWING INFORMATION:** Keybox, Vacant-Go

**CONSTRUCTION:** Frame

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

**INSULATION/TYPE:** Partial

**LAKE RIGHTS/DESCRIPTION:** No Rights

**OTHER ROOMS:** Formal Entry, Formal Dining, Office

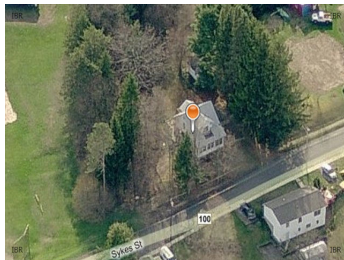
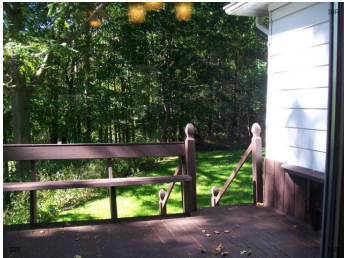
**INTERIOR INCLUSIONS:** CO Detector, Smoke Detector

**EXTERIOR FEATURES:** Cable TV, High Speed Internet Available, Deck

**SURVEY:** Available-Lister







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WARREN REAL ESTATE

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

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