

**MLS #: R135490S (Sold) List Price: \$117,500 (196 Views) 218 Snyder Hill Road Ithaca, NY 14850**

<b>CLOSING DATE:</b> 4/5/2012	<b>GROSS SOLD PRICE:</b> \$108,500	<b>SELLER CONCESSIONS AMOUNT:</b> 0	<b>NET SOLD PRICE AFTER CONCESSIONS:</b> \$108,500	<b>SELLER CONCESSIONS DESCRIPTION:</b> 0	<b>DAYS ON MARKET:</b> 48
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**ORIGINAL LIST PRICE:** \$117,500  
**HAMLET/SUBDIVISION:** near Dove Drive  
**SCHOOL DISTRICT:** Ithaca City  
**TOWN/VILLAGE/CITY NAME:** Ithaca  
**COUNTY:** Tompkins  
**APX ACREAGE:** 0.35  
**LOT SIZE:** 101x152  
**GARAGE/CARPORT:** None  
**FIREPLACE/STOVE:** 1, Gas Heating Stove  
**LAKE NAME:** None

**BEDROOMS:** 1  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**STYLE:** Contemporary  
**YEAR BUILT:** 2006  
**APX LIVING AREA SQFT:** 720  
**PRICE SQFT:** \$150.69  
**AVERAGE MONTHLY UTILITIES:** \$45-elec \$65-g  
**CURRENT TOTAL TAXES:**  
**EXTERIOR:** Wood Siding  
**HEAT/COOLING:** Natural Gas  
**ELEMENTARY SCHOOL:** Caroline  
**DAYS ON MARKET:** 48

**DIRECTIONS/HOUSE COLOR:** Between the two Dove Drive intersections with Snyder Hill Road/Taupe  
**PUBLIC DESCRIPTION:** Great value, great style! Cozy contemporary home built in 2006 in the heart of the Eastern Heights neighborhood. So close to Cornell & the bus stop right across the street! Open kitchen/dining/living room design with freshly painted interior. New natural gas heating stove warms this area nicely. Main level bath and laundry. New tankless H2O heater. Upstairs bedroom has new wood wardrobe & nice light. Energy audit done by Snug Planet rated this is the top 1% of efficient homes. Low maintenance, move-in condition. Nice yard with shade trees. Back deck.

	Lvl:	Dimensions:		Lvl:	Dimensions:
Living Rm:	M	16x24 (open)	Master Bedroom:	U	10x21
Dining Rm:			Bedroom 2:		
Kitchen:	M	16x24 (open)	Bedroom 3:		
Family Rm:			Bedroom 4:		
Utility/Laundry:			Other Room 1:		
Other Room 2:					

**ASSESSMENT:** 70,000  
**TAX MAP #:** 61.-1-8.15  
**AMPS:** 150  
**DEED RESTRICTIONS:** N  
**FINANCING REMARKS:**  
**BASEMENT/FOUNDATION:** Crawl Space  
**FLOOR COVERINGS:** Ceramic Tile, Laminate, Wall/Wall Carpet  
**ENERGY FEATURES:** Double Pane  
**WATER SOURCE:** Municipal-Existing  
**SEWER/SEPTIC:** Municipal-Existing  
**DRIVEWAY:** Gravel  
**OIL/GAS/MINERAL RIGHTS:** Not Leased  
**LISTING OFFICE:** [10](#)

**SHOWING INFORMATION:** Call/Go Day, Make Appt  
Eve/Wkend, Keybox  
**CONSTRUCTION:** Frame  
**ROOF:** Asphalt/F-Glass Shingle  
**INSULATION/TYPE:** Full  
**LAKE RIGHTS/DESCRIPTION:** No Rights  
**OTHER ROOMS:** Eat-in Kitchen  
**INTERIOR INCLUSIONS:** A/C Window Unit(s), Cathedral Ceilings, Dehumidifier, Sump Pump, Window Covering(s), CO Detector, Smoke Detector  
**EXTERIOR FEATURES:** Cable TV, Fencing, High Speed Internet Available, Deck  
**SURVEY:** Available-Lister

**APPLIANCES CONVEY:** Dryer, Refrigerator, Stove-Gas, Washer



**C.J. DeVecchio**  
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**COLDWELL BANKER/SHAW R.E.**  
**Main:** (607) 272-4777

**OFFICE NAME:** COLDWELL BANKER/SHAW R.E. (#:10)  
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**LISTING AGENT:** C.J. DeVecchio (#:736)  
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Information Herein Deemed Reliable but Not Guaranteed

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