

MLS #: R136516S (Sold) List Price: \$69,900

234 VAN ETTEN ROAD SPENCER, NY 14883



*Property Features*

**ORIGINAL LIST PRICE:** \$69,900

**STYLE:** 2 Story

**BEDROOMS:** 4

**FULL BATHS:** 1

**HALF BATHS:** 1

**YEAR BUILT:** 1896

**APX LIVING AREA SQFT:** 2080

**SCHOOL DISTRICT:** Spencer/Van Etten

**ELEMENTARY SCHOOL:**

Spencer/Van Etten

**APX ACREAGE:** 1.03

**LOT SIZE:** 158 X IRR

**TOWN/VILLAGE/CITY NAME:**

Spencer

**CONSTRUCTION:** Frame

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

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

**INSULATION/TYPE:** Partial

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

**EXTERIOR:** Wood Siding

**HEAT/COOLING:** Oil, Furnace, Forced Air

**WATER SOURCE:** Well

**SEWER/SEPTIC:** Septic

**GARAGE/CARPORT:** None

**DRIVEWAY:** Gravel

**EXTERIOR FEATURES:** Cable TV, High Speed Internet Available, Patio, Porch

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

**FIREPLACE/STOVE:** 1

**OTHER ROOMS:** Eat-in Kitchen, Main Level Master, Mudroom, Walk-up Attic

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

**INTERIOR INCLUSIONS:** Sump Pump, Walk-in Closet(s), CO Detector, Smoke Detector

**PUBLIC DESCRIPTION:** A great value at a great new price! Lots of living space on 2 stories with nice natural light. Combined living/dining room with hardwood floors and fireplace. Large eat-in kitchen with walk-in pantry, stainless sink/counter and breakfast nook. Full bath on main level, half bath up. Main level bedroom used to be former doctor's office. Surprisingly large master bedroom w/walk-in closet. Walk-up attic (great dry storage). Wrap-around driveway also convenient. Concrete block barn/outbuilding selling 'as is'. Nice views & close to schools.

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

**CLOSING DATE:** 8/6/2012

**GROSS SOLD PRICE:** \$57,500

**NET SOLD PRICE AFTER CONCESSIONS:** \$57,500

**DAYS ON MARKET:** 50

**PRICE SQFT:** \$27.64

**C.J. DelVecchio**

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