



Property Features

ORIGINAL LIST PRICE:

\$173,500

STYLE: 1.5 Story/Cape Cod

BEDROOMS: 3

FULL BATHS: 3

HALF BATHS: 0

YEAR BUILT: 1950

APX LIVING AREA SQFT: 1769

SCHOOL DISTRICT: Ithaca City

ELEMENTARY SCHOOL: South Hill

APX ACREAGE: 0.62

LOT SIZE: 175 X 182

TOWN/VILLAGE/CITY NAME: Danby

CONSTRUCTION: Frame

ROOF: Asphalt/F-Glass Shingle, Rolled

BASEMENT/FOUNDATION: Partially Finished, Walk-Out Exterior, Block

INSULATION/TYPE: Full, Fiberglass

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

EXTERIOR: Aluminum Siding, Wood Siding

HEAT/COOLING: Oil, Furnace, Forced Air

WATER SOURCE: Well

SEWER/SEPTIC: Septic

GARAGE/CARPORT: 2 Car, Carport, Detached

DRIVEWAY: Gravel

EXTERIOR FEATURES: Cable TV, Fencing, High Speed Internet Available, Patio, Porch, Storage Shed

FLOOR COVERINGS: Ceramic Tile, Hardwood, Laminate, Vinyl

FIREPLACE/STOVE: None

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

APPLIANCES CONVEY: Dishwasher, Dryer, Refrigerator, Stove-Electric, Washer

INTERIOR INCLUSIONS: Water Softener-Leased, CO Detector, Smoke Detector

PUBLIC DESCRIPTION: Attractive setting near Jennings Pond and Danby State Lands. Semi-private lot with fenced backyard. Open living room to kitchen/dining, hardwood floors, butcher block counters, double sink. Main level master bedroom and full bath. Cute 2nd bedroom up w/ 2nd full bath. Lower level has 3rd bedroom (or family room) with laminate flooring, Lower level also has 3rd full bath with tile floors and laundry. Sweet covered front porch. Detached 2-car carport and garden shed. A country feel yet just minutes to South Hill Elementary School, Ithaca College and downtown. A very pleasant place to call home!

OFFICE NAME: WARREN REAL ESTATE (#:41)

CLOSING DATE: 9/28/2012

GROSS SOLD PRICE: \$170,000

NET SOLD PRICE AFTER CONCESSIONS: \$170,000

DAYS ON MARKET: 71

PRICE SQFT: \$96.10

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