

MLS #: R133156U (Under Contract) List Price:
\$297,500

**(178
Views)**

**23 Observatory Circle Ithaca, NY
14850**



LIST PRICE: \$297,500
HAMLET/SUBDIVISION:
SCHOOL DISTRICT: Ithaca City
TOWN/VILLAGE/CITY NAME: Dryden (town)
COUNTY: Tompkins
APX ACREAGE: 1.09
LOT SIZE: 74x416
GARAGE/CARPORT: 2 Car, Attached, Garage, Garage Door Opener
FIREPLACE/STOVE: 1, Gas Fireplace
LAKE NAME: None

BEDROOMS: 4
FULL BATHS: 4
HALF BATHS: 1
STYLE: Contemporary
YEAR BUILT: 2002
APX LIVING AREA SQFT: 3488
PRICE SQFT: \$85.29
AVERAGE MONTHLY UTILITIES: \$214
CURRENT TOTAL TAXES:
EXTERIOR: Vinyl Siding
HEAT/COOLING: Natural Gas, Central Air Conditioning, Furnace, Forced Air
ELEMENTARY SCHOOL: Caroline
DAYS ON MARKET: 75

DIRECTIONS/HOUSE COLOR: Rte 366 from Cornell Vet School, turn right on Mt. Pleasant, left on Observatory/Creamu White
PUBLIC DESCRIPTION: Striking contemporary only minutes from Cornell!! Not a duplex & no association fees! Soaring 2-story foyer with sunken living room, gas fireplace, views of wooded 1 acre lot behind. Oversized eat-in kitchen w/center isle, wet bar, wall of windows. Large master suite up w/laundry, walk-in closet, whirlpool tub & sep. shower. All 4 beds have own bath! Family room & 2nd laundry in lower level. Tons of storage in basement. A great value @ \$85/sqft.

| | Lvl: | Dimensions: |
|------------------|------|--------------|
| Living Rm: | M | 20X13 |
| Dining Rm: | M | 11X13 |
| Kitchen: | M | 23X19 eat-in |
| Family Rm: | L | 19x17 |
| Utility/Laundry: | | |
| Other Room 2: | | |

| | Lvl: | Dimensions: |
|-----------------|------|-------------|
| Master Bedroom: | U | 23X17'5 |
| Bedroom 2: | U | 17X11 |
| Bedroom 3: | L | 11X12 |
| Bedroom 4: | L | 11x12 |
| Other Room 1: | L | 11x8 nook |

ASSESSMENT: 281,000

TAX MAP #: 56.-4-7.61

AMPS: 200

DEED RESTRICTIONS: Y

FINANCING REMARKS:

BASEMENT/FOUNDATION: Finished, Full, Walk-Out, Poured

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

ENERGY FEATURES: Double Pane

WATER SOURCE: Municipal-Existing

SEWER/SEPTIC: Municipal-Existing

DRIVEWAY: Gravel

OIL/GAS/MINERAL RIGHTS: Not Leased

OFFICE NAME: COLDWELL BANKER/SHAW R.E. (#:10)

APPLIANCES CONVEY: Cook-Top, Dishwasher, Dryer, Garbage Disposal, Refrigerator, Wall Oven, Washer

SHOWING INFORMATION: Keybox, Vacant-Go

CONSTRUCTION: Attached/Common Wall

ROOF: Asphalt/F-Glass Shingle

INSULATION/TYPE: Full

LAKE RIGHTS/DESCRIPTION: No Rights

OTHER ROOMS: Eat-in Kitchen, Formal Entry, Formal Dining, Mudroom

INTERIOR INCLUSIONS: Cathedral Ceilings, Walk-in Closet(s), Whirlpool, Window Covering(s), CO Detector, Smoke Detector

EXTERIOR FEATURES: Cable TV, High Speed Internet Available, Patio, Stream

SURVEY: Available-Lister







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Information Herein Deemed Reliable but Not Guaranteed
