

**MLS #: R132813U (Under Contract) List Price: \$299,900**

**2 Deer Run Road Ithaca, NY 14850**



**LIST PRICE:** \$299,900  
**HAMLET/SUBDIVISION:** Ellis Highlands  
**SCHOOL DISTRICT:** Ithaca City  
**TOWN/VILLAGE/CITY NAME:** Dryden (town)  
**COUNTY:** Tompkins  
**APX ACREAGE:** 1.33  
**LOT SIZE:** 238x256  
**GARAGE/CARPORT:** 2 Car, Attached, Garage, Garage Door Opener  
**FIREPLACE/STOVE:** 1, Insert  
**LAKE NAME:** None

**BEDROOMS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**STYLE:** Raised/Bi-Level  
**YEAR BUILT:** 1971  
**APX LIVING AREA SQFT:** 2184  
**PRICE SQFT:** \$137.32  
**AVERAGE MONTHLY UTILITIES:** \$92/elec.  
**CURRENT TOTAL TAXES:** \$6922  
**EXTERIOR:** Aluminum Siding  
**HEAT/COOLING:** Propane, Baseboard, Hot Water  
**ELEMENTARY SCHOOL:** Caroline

**DIRECTIONS/HOUSE COLOR:** Take Ellis Hollow Rd (from East Hill Plaza) about 5 miles, left on Eagles Head, right on Deer Run Rd, house on left/Red

**PUBLIC DESCRIPTION:** A gorgeous interior awaits you in this split-level set on 1+ acre in lovely Ellis Highlands. Cherry hardwood flrs, custom Foster's Kitchen w/Earth Corian counters, state-of-the-art appliances & lighting, formal din rm w/French doors, master suite up & renovated 2nd master/guest suite down. 3 full updated baths. Liv rm w/brick fireplace, Fam rm w/woodstove insert. Very spacious feel; nicely situated on low density street. 5 miles to East Hill Plaza/Cornell. Large rear deck w/playhouse, storage

	Lvl:	Dimensions:		Lvl:	Dimensions:
Living Rm:	U	23x12+11x11	Master Bedroom:	U	14x11
Dining Rm:	U	13x16	Bedroom 2:	U	13x11
Kitchen:	U	12x12	Bedroom 3:	U	10x10
Family Rm:	L	12x19 + 11x12	Bedroom 4:	L	13x16 2nd maste
Utility/Laundry:	L	13x6	Other Room 1:	U	15'6x11 great
Other Room 2:	L	10x8 WI closet			

**ASSESSMENT:** 270,000

**TAX MAP #:** 75.-1-43.15

**AMPS:** 200

**DEED RESTRICTIONS:** U

**FINANCING REMARKS:**

**BASEMENT/FOUNDATION:** Finished, Walk-Out, Block

**FLOOR COVERINGS:** Ceramic Tile, Hardwood, Laminate, Wall/Wall Carpet

**ENERGY FEATURES:** Ceiling Fan(s)

**WATER SOURCE:** Well

**SEWER/SEPTIC:** Septic

**DRIVEWAY:** Paved

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

**APPLIANCES CONVEY:** Dishwasher, Microwave, Range Hood, Stove-Gas

**SHOWING INFORMATION:** Keybox, Make Appointment-Owner

**CONSTRUCTION:** Frame

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

**INSULATION/TYPE:** Full

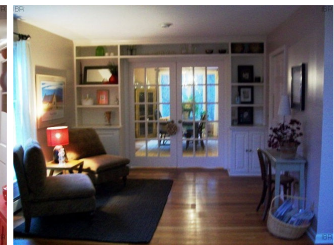
**LAKE RIGHTS/DESCRIPTION:** No Rights

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

**INTERIOR INCLUSIONS:** Skylight(s), Walk-in Closet(s), Water Softener-Leased, CO Detector, Smoke Detector

**EXTERIOR FEATURES:** Cable TV, High Speed Internet Available, Satellite Dish, Storage Shed, Stream, Deck

**SURVEY:** Not Available







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**COLDWELL BANKER/SHAW R.E.**

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Information Herein Deemed Reliable but Not Guaranteed

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