

MLS #: R138274S (Sold) List Price: \$108,500

306 N Parkway Groton, NY 13073

CONTRACT DATE:	CLOSING DATE:	GROSS SOLD PRICE:	SELLER CONCESSIONS AMOUNT:	NET SOLD PRICE AFTER CONCESSIONS:	SELLER CONCESSIONS DESCRIPTION:	DAYS ON MARKET:	PRICE SQFT:
4/23/2013	7/22/2013	\$104,700	0	\$104,700	N/A	99	\$80.79



ORIGINAL LIST PRICE: \$108,500
SCHOOL DISTRICT: Groton Central
HAMLET/SUBDIVISION:
TOWN/VILLAGE/CITY NAME: Groton
COUNTY: Tompkins
APX ACREAGE: 0.18
LOT SIZE: 50 x 156
GARAGE/CARPOR: None
FIREPLACE/STOVE: None
LAKE NAME: None

BEDROOMS: 3
FULL BATHS: 2
HALF BATHS: 0
STYLE: 1.5 Story/Cape Cod
YEAR BUILT: 1925
APX LIVING AREA SQFT: 1296
PRICE SQFT: \$80.79
AVERAGE MONTHLY UTILITIES: \$102-E
CURRENT TOTAL TAXES:
EXTERIOR: Vinyl Siding
HEAT/COOLING: Electric, Baseboard
ELEMENTARY SCHOOL: Groton
DAYS ON MARKET: 99

DIRECTIONS/HOUSE COLOR: Main Street to West Cortland Street, past Ben Conger Inn, North Parkway on right, house at end of the cul-de-sac on right. Sky blue.

PUBLIC DESCRIPTION: Adorable Village Cape in move-in condition. Bright living room with curved doorway to dining. Main level master bedroom and bath. 2 bedrooms plus office upstairs with 2nd bath. Nice back deck. Full basement with walk-out to yard. At end of cul-de-sac and all muni services. Enjoy the benefit of low Groton Village electric - averaging \$102 per month!

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

	Lvl:	Dimensions:		Lvl:	Dimensions:
Living Rm:	M	13'6 X 13'6	Master Bedroom:		
Dining Rm:	M	11'6 X 11	Bedroom 2:	U	12 X 11
Kitchen:	M	10'6 X 11'6	Bedroom 3:	U	12 X 9
Family Rm:			Bedroom 4:		
Utility/Laundry:			Other Room 1:	U	12 X 9
Other Room 2:					

ASSESSMENT: 90000

TAX MAP #: 1.-2-15

AMPS: 200

DEED RESTRICTIONS: U

FINANCING REMARKS:

BASEMENT/FOUNDATION: Full, Block

FLOOR COVERINGS: Laminate, Wall/Wall Carpet

ENERGY FEATURES: Ceiling Fan(s)

WATER SOURCE: Municipal-Existing

SEWER/SEPTIC: Municipal-Existing

DRIVEWAY: Gravel

OIL/GAS/MINERAL RIGHTS: Not Leased

SHOWING INFORMATION: Keybox, Make Appointment-Owner

CONSTRUCTION: Frame

ROOF: Asphalt/F-Glass Shingle

INSULATION/TYPE: Full, Fiberglass

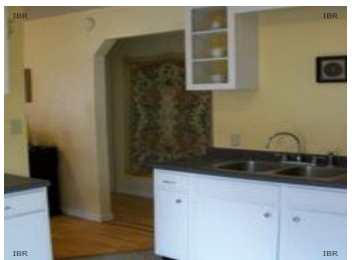
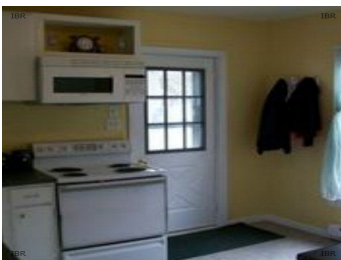
LAKE RIGHTS/DESCRIPTION: No Rights

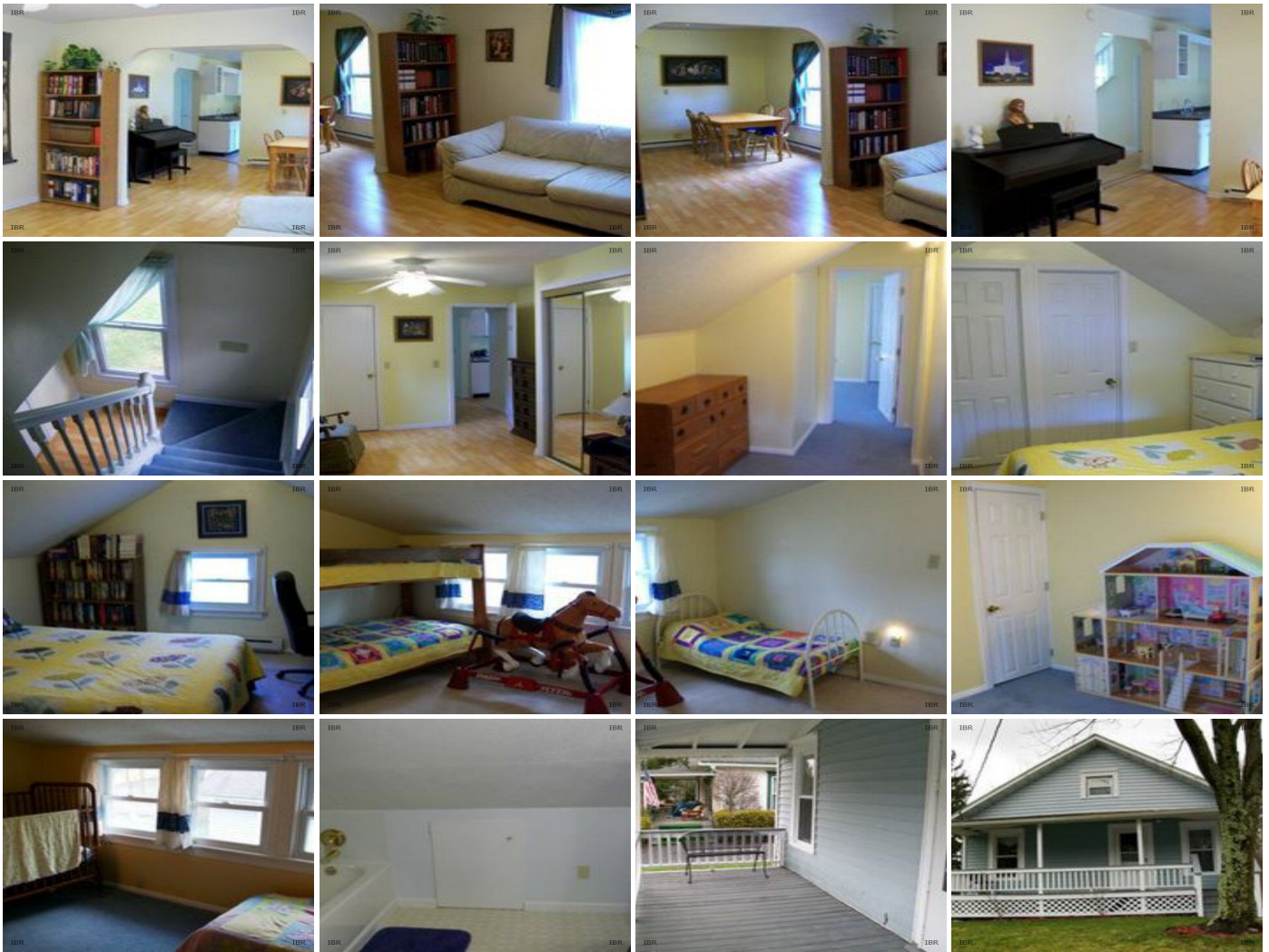
OTHER ROOMS: Formal Dining, Loft, Office

INTERIOR INCLUSIONS: CO Detector, Smoke Detector

EXTERIOR FEATURES: Cable TV, Porch, Satellite Dish, Sidewalk, Flower Gardens, Deck

SURVEY: Available-Lister





C.J. DeIvecchio
Contact #: (607) 227-3016
Agent Email: cj@cjhomes.com
Web Address: www.cjhomes.com

WARREN REAL ESTATE

OFFICE NAME: WARREN REAL ESTATE (#:41)

Information Herein Deemed Reliable but Not Guaranteed
