

MLS #: R138045S (Sold) List Price: \$79,900

321 WOOD ROAD FREEVILLE, NY 13068

CONTRACT DATE:	CLOSING DATE:	GROSS PRICE:	SOLD SELLER CONCESSIONS AMOUNT:	NET SOLD PRICE AFTER CONCESSIONS:	SELLER CONCESSIONS DESCRIPTION:	DAYS ON MARKET:	PRICE SQFT:
6/8/2013	7/19/2013	\$75,000	N/A	\$75,000	N/A	120	\$163.76



ORIGINAL LIST PRICE: \$79,900
SCHOOL DISTRICT: Dryden Central
HAMLET/SUBDIVISION: BRYN MAWR
TOWN/VILLAGE/CITY NAME: Dryden
COUNTY: Tompkins
APX ACREAGE: 3.05
LOT SIZE: 367 X 385
GARAGE/CARPORT: None
FIREPLACE/STOVE: None
LAKE NAME: None

BEDROOMS: 1
FULL BATHS: 1
HALF BATHS: 0
STYLE: Bungalow
YEAR BUILT: 2011
APX LIVING AREA SQFT: 458
PRICE SQFT: \$163.76
AVERAGE MONTHLY UTILITIES:
CURRENT TOTAL TAXES: \$2,085
EXTERIOR: Wood Siding
HEAT/COOLING: Electric, Baseboard
ELEMENTARY SCHOOL: Dryden
DAYS ON MARKET: 120

DIRECTIONS/HOUSE COLOR: From Ithaca Airport - Warren Rd to Farrell Rd (right) West Dryden Rd, right on Wood Rd, house on left/Natural wood. Easy, fast, 8 mins to Cornell, 12 mins to downtown Ithaca.

PUBLIC DESCRIPTION: Cute bungalow/cabin with 1 or 2 bedrooms, privately set on 3 acres. A little house with BIG savings (low taxes & utilities). Natural beveled pine wood siding with overhang for front porch. A charming exterior leads into a bright eat-in kitchen w/ hickory cabinets. Main level bedroom & bath. 2nd floor bed/loft with tongue-in-groove pine ceiling. Kitchen also has pine-accented walls. Sunny back deck. Only 8 mins to Cornell; also close to Mall, airport.

APPLIANCES CONVEY: Stove-Electric

	Lvl:	Dimensions:		Lvl:	Dimensions:
Living Rm:			Master Bedroom:	M	10 X 16
Dining Rm:			Bedroom 2:	U	14 X 12
Kitchen:	M	14 X 12	Bedroom 3:		
Family Rm:			Bedroom 4:		
Utility/Laundry:			Other Room 1:		
Other Room 2:					

ASSESSMENT: \$65,000
TAX MAP #: 33.-1-2.3
AMPS: 200
DEED RESTRICTIONS: Y
FINANCING REMARKS:
BASEMENT/FOUNDATION: No Basement, Craw I Space
FLOOR COVERINGS: Laminate, Vinyl
ENERGY FEATURES: Double Pane
WATER SOURCE: Well
SEWER/SEPTIC: Septic
DRIVEWAY: Gravel
OIL/GAS/MINERAL RIGHTS: Not Leased

SHOWING INFORMATION: Keybox, Make Appointment-Lister
CONSTRUCTION: Frame
ROOF: Asphalt/F-Glass Shingle
INSULATION/TYPE: Full, Fiberglass, Rigid Foam
LAKE RIGHTS/DESCRIPTION: No Rights
OTHER ROOMS: Eat-in Kitchen, Main Level Master
INTERIOR INCLUSIONS: Cathedral Ceilings, CO Detector, Smoke Detector
EXTERIOR FEATURES: High Speed Internet Available, Satellite Dish, Storage Shed, Deck
SURVEY: Available-Lister





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WARREN REAL ESTATE

OFFICE NAME: WARREN REAL ESTATE (#:41)

Information Herein Deemed Reliable but Not Guaranteed
