

MLS #: R133768U (Under Contract) List Price: \$279,900

3 Sunset Drive Lansing, NY 14882



LIST PRICE: \$279,900
HAMLET/SUBDIVISION: Woodsedge
SCHOOL DISTRICT: Lansing Central
TOWN/VILLAGE/CITY NAME: Lansing (town)
COUNTY: Tompkins
APX ACREAGE: 0.63
LOT SIZE: 130 x 210
GARAGE/CARPORT: 2 Car, Attached, Garage, Garage Door Opener
FIREPLACE/STOVE: None
LAKE NAME: None

BEDROOMS: 4
FULL BATHS: 2
HALF BATHS: 1
STYLE: Colonial
YEAR BUILT: 1990
APX LIVING AREA SQFT: 2144
PRICE SQFT: \$130.55
AVERAGE MONTHLY UTILITIES: 149
CURRENT TOTAL TAXES:
EXTERIOR: Vinyl Siding
HEAT/COOLING: Natural Gas, Boiler, Baseboard
ELEMENTARY SCHOOL: Lansing Central

DIRECTIONS/HOUSE COLOR: Light Gray/ Auburn Rd (Route 34) to Woodsedge to Sunset

PUBLIC DESCRIPTION: Lovely modern colonial in an appealing Lansing neighborhood, close to Town ball fields. Welcoming front porch, formal entry, curved doorway between living & dining rooms. Updated oak kitchen w/ corian counters, center isle, eat in space and access to sunny back deck. Large butler's pantry. All 4 BR up w/ nice master suite & walk-in closet. Nice gardens & backyard. Distant views from 2nd floor. Full basement w/potential for finishing. Included in the sale: all appliances (new fridge & dishwasher); natural gas BBQ grill on deck; garden shed with garden tools. New roof (2010). Move-in ready!

	Lvl:	Dimensions:
Living Rm:	M	14 x 11
Dining Rm:	M	12 x 11
Kitchen:	M	22 x 11.6
Family Rm:		
Utility/Laundry:		
Other Room 2:		

	Lvl:	Dimensions:
Master Bedroom:	U	15 x 12
Bedroom 2:	U	12 x 11
Bedroom 3:	U	12 x 11
Bedroom 4:	U	11 x 9
Other Room 1:	M	19 x 10

ASSESSMENT: 245000

TAX MAP #: 37.1-2-10.6

AMPS: 200

DEED RESTRICTIONS: N

FINANCING REMARKS:

BASEMENT/FOUNDATION: Full, Unfinished, Pre-Cast Concrete

FLOOR COVERINGS: Laminate, Stone/Slate, Vinyl, Wall/Wall Carpet

ENERGY FEATURES: Ceiling Fan(s), Low-E, Double Pane, Programmable Thermostat

WATER SOURCE: Municipal-Existing

SEWER/SEPTIC: Septic

DRIVEWAY: Paved

OIL/GAS/MINERAL RIGHTS: Not Leased

APPLIANCES CONVEY: Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove-Gas, Washer

SHOWING INFORMATION: Keybox, Make Appointment-Lister

CONSTRUCTION: Modular

ROOF: Asphalt/F-Glass Shingle

INSULATION/TYPE: Full, Fiberglass, Rigid Foam

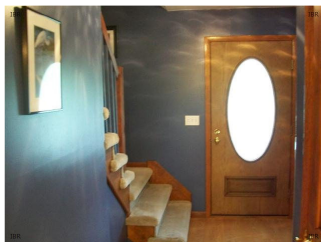
LAKE RIGHTS/DESCRIPTION: No Rights

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

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

EXTERIOR FEATURES: Cable TV, High Speed Internet Available, Porch, Storage Shed, Flower Gardens, Deck

SURVEY: Available-Lister





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COLDWELL BANKER/SHAW R.E.

Information Herein Deemed Reliable but Not Guaranteed
