

MLS #: R138738S (Sold) List Price: \$225,000

52 Besemer Hill Road Ithaca, NY 14850

CONTRACT DATE:	CLOSING DATE:	GROSS SOLD PRICE:	SELLER CONCESSIONS AMOUNT:	NET SOLD PRICE AFTER CONCESSIONS:	SELLER CONCESSIONS DESCRIPTION:	DAYS ON MARKET:	PRICE SQFT:
6/9/2013	8/2/2013	\$236,500	N/A	\$236,500	N/A	58	\$140.77



ORIGINAL LIST PRICE: \$225,000
SCHOOL DISTRICT: Ithaca City
HAMLET/SUBDIVISION:
TOWN/VILLAGE/CITY NAME: Dryden
COUNTY: Tompkins
APX ACREAGE: 9.63
LOT SIZE: 645 X 603
GARAGE/CARPORT: 2 Car, Attached, Garage, Garage Door Opener
FIREPLACE/STOVE: None
LAKE NAME: None

BEDROOMS: 3
FULL BATHS: 2
HALF BATHS: 0
STYLE: Ranch
YEAR BUILT: 1998
APX LIVING AREA SQFT: 1680
PRICE SQFT: \$140.77
AVERAGE MONTHLY UTILITIES: \$115-g \$65-e
CURRENT TOTAL TAXES: \$4,948
EXTERIOR: Vinyl Siding
HEAT/COOLING: Natural Gas, Boiler, Baseboard, Hot Water
ELEMENTARY SCHOOL: Caroline
DAYS ON MARKET: 58

DIRECTIONS/HOUSE COLOR: From Ithaca, take Route 79E, left on Besemer Hill Road, house on left / White

PUBLIC DESCRIPTION: An eye full of hillside views is what you'll come home to with this pleasing ranch set on 9.6 acres with privacy. Relax on your charming front porch. Welcome guests thru the formal entry into the large living/dining room (great for entertaining). Eat-in kitchen with ample counter & cabinet space. Main level laundry. Master suite is light & bright with nice-sized bath. More features include attached 2-car garage, cable TV, year-round stream, full walk-out basement. Make your own trails thru the woods. Short commute to Ithaca, CU yet also close to Shindagin Hollow, Brookton's Market. Energy Star!

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

	Lvl:	Dimensions:		Lvl:	Dimensions:
Living Rm:	M	18'6 X 13'	Master Bedroom:	M	15 x 11
Dining Rm:	M	18'6 X 13'	Bedroom 2:	M	12 x 11
Kitchen:	M	14 X 8	Bedroom 3:	M	11 x 11
Family Rm:			Bedroom 4:		
Utility/Laundry:	M	5 x 8	Other Room 1:	M	9 x 6 ENTRY
Other Room 2:					

ASSESSMENT: 185000

TAX MAP #: 74.-1-3.24

AMPS: 200

DEED RESTRICTIONS: N

FINANCING REMARKS:

BASEMENT/FOUNDATION: Partially Finished, Walk-Out Exterior, Insulated Concrete Form

FLOOR COVERINGS: Tile, Vinyl, Wall/Wall Carpet

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

WATER SOURCE: Well

SEWER/SEPTIC: Septic

DRIVEWAY: Gravel

OIL/GAS/MINERAL RIGHTS: Not Leased

SHOWING INFORMATION: Keybox, Make Appointment-Owner

CONSTRUCTION: Modular

ROOF: Asphalt/F-Glass Shingle

INSULATION/TYPE: Energy Star, Fiberglass, Rigid Foam

LAKE RIGHTS/DESCRIPTION: No Rights

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

INTERIOR INCLUSIONS: Cathedral Ceilings, Dehumidifier, Window Covering(s), CO Detector, Smoke Detector

EXTERIOR FEATURES: Cable TV, Distant View, High Speed Internet Available, Porch, Stream, Flower Gardens

SURVEY: Available-Lister





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WARREN REAL ESTATE

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Information Herein Deemed Reliable but Not Guaranteed
