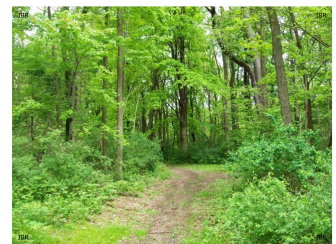


**MLS #: R136388S (Sold) List Price: \$129,900**

**84 PLEASANT VALLEY RD GROTON, NY 13073**



*Property Features*

**ORIGINAL LIST PRICE:**

\$129,900

**STYLE:** Greek Revival/Federal

**BEDROOMS:** 3

**FULL BATHS:** 1

**HALF BATHS:** 0

**YEAR BUILT:** 1885

**APX LIVING AREA SQFT:**

1649

**SCHOOL DISTRICT:** Groton

Central

**ELEMENTARY SCHOOL:**

Groton

**APX ACREAGE:** 3.5

**LOT SIZE:** 229 X 431 IRR

**TOWN/VILLAGE/CITY NAME:**

Groton

**CONSTRUCTION:** Frame

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

**BASEMENT/FOUNDATION:** Partial/Mixed, Unfinished, Walk-Out Exterior, Stone

**INSULATION/TYPE:** Partial

**ENERGY FEATURES:** Ceiling Fan(s), Single Pane, Double Pane, Storm Window(s)

**EXTERIOR:** Wood Siding

**HEAT/COOLING:** Oil, Furnace, Forced Air

**WATER SOURCE:** Well

**SEWER/SEPTIC:** Septic

**GARAGE/CARPORT:** Detached, Other-See Remarks

**DRIVEWAY:** Gravel

**EXTERIOR FEATURES:** Cable TV, Distant View, High Speed

Internet Available, Storage Shed, Flower Gardens, Root Cellar,

Deck

**FLOOR COVERINGS:** Hardwood, Vinyl, Wall/Wall Carpet

**FIREPLACE/STOVE:** None

**OTHER ROOMS:** Eat-in Kitchen, Formal Dining, Mudroom

**APPLIANCES CONVEY:** Dishwasher, Microwave, Range Hood,

Refrigerator, Stove-Electric

**INTERIOR INCLUSIONS:** CO Detector, Smoke Detector

**PUBLIC DESCRIPTION:** Comfortable country setting on 3.5 acres with mix of open and woods. Generous room sizes. Renovated living room with bay window, pine accents and wainscot. Formal dining room with refinished hardwood floors. Country kitchen with breakfast nook and large pantry storage. Large main level bath with laundry. Some plank flooring. Mudroom. Spacious front deck with views. Detached 30x14 shed with concrete floor (easily becomes garage). Trails thru woods a nice surprise - locust trees have paid the taxes for seller! Exterior repainted 2010. Minutes to Ithaca or Groton/Cortland/Syracuse.

**OFFICE NAME:** WARREN REAL ESTATE (#:41)

**CLOSING DATE:** 8/6/2012

**GROSS SOLD PRICE:** \$120,000

**NET SOLD PRICE AFTER CONCESSIONS:** \$120,000

**DAYS ON MARKET:** 64

**PRICE SQFT:** \$72.77

**C.J. DelVecchio**

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**Web Address:** [www.cjhomes.com](http://www.cjhomes.com)

**WARREN REAL ESTATE**

**Main:** (607) 257-0666

Information Herein Deemed Reliable but Not Guaranteed