

**MLS #: T133735U (Under Contract) List Price: \$79,900**

**E6 Sevanna Park Ithaca, NY 14850**



**LIST PRICE:** \$79,900  
**HAMLET/SUBDIVISION:** Sevanna Park  
**SCHOOL DISTRICT:** Ithaca City  
**TOWN/VILLAGE/CITY NAME:** Lansing (village)  
**COUNTY:** Tompkins  
**APX ACREAGE:** 0  
**LOT SIZE:** 0  
**GARAGE/CARPORT:** None  
**FIREPLACE/STOVE:** None  
**LAKE NAME:** None

**BEDROOMS:** 1  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**STYLE:** Other-See Remarks  
**YEAR BUILT:** 1960  
**APX LIVING AREA SQFT:** 770  
**PRICE SQFT:** \$103.77  
**AVERAGE MONTHLY UTILITIES:** \$27-elec  
**CURRENT TOTAL TAXES:**  
**EXTERIOR:** Brick Facade  
**HEAT/COOLING:** Natural Gas, Baseboard, Hot Water  
**ELEMENTARY SCHOOL:** Cayuga Heights

**DIRECTIONS/HOUSE COLOR:** Sevanna Park is off North Triphammer Road near Route 13/Triphammer Rd exit. E Building to right.

**PUBLIC DESCRIPTION:** What's better than turning the key and moving right in? Exceptionally well-cared for upper floor condo, very quiet. Large open living room with sliders to balcony overlooking courtyard. New window in large master bedroom. Monthly Association fees include the heat, water & hot water, cooking gas, sewer, garbage & all exterior maintenance (\$390.32/mth). E Building has new boiler, H2O heater & units w/programmable thermostats. Laundry also in this building in lower level. Convenient to bus stop (it's right at entrance of Sevanna Park/Triphammer Rd), banking, mall/shopping/restaurants & Cornell.

	Lvl:	Dimensions:
Living Rm:	M	19x13
Dining Rm:	M	11x10
Kitchen:	M	7x6
Family Rm:		
Utility/Laundry:		
Other Room 2:		

	Lvl:	Dimensions:
Master Bedroom:	M	15x13
Bedroom 2:		
Bedroom 3:		
Bedroom 4:		
Other Room 1:		

**ASSESSMENT:** \$74,000

**TAX MAP #:** 47.2.-14-6

**AMPS:**

**DEED RESTRICTIONS:** Y

**FINANCING REMARKS:**

**BASEMENT/FOUNDATION:** Full, Walk-Out, Block

**FLOOR COVERINGS:** Ceramic Tile, Wall/Wall Carpet

**ENERGY FEATURES:** Ceiling Fan(s), Single Pane, Double Pane, Storm Door(s), Programmable Thermostat

**WATER SOURCE:** Municipal-Existing

**SEWER/SEPTIC:** Municipal-Existing

**DRIVEWAY:** Paved

**OIL/GAS/MINERAL RIGHTS:** Not Leased

**APPLIANCES CONVEY:** Refrigerator, Stove-Gas

**SHOWING INFORMATION:** Call/Go, Keybox

**CONSTRUCTION:** Frame

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

**INSULATION/TYPE:** Full

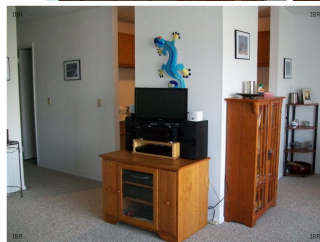
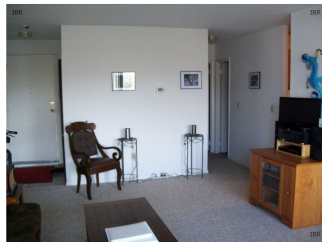
**LAKE RIGHTS/DESCRIPTION:** No Rights

**OTHER ROOMS:** Other-See Remarks

**INTERIOR INCLUSIONS:** A/C Window Unit(s), Window Covering (s), CO Detector, Smoke Detector

**EXTERIOR FEATURES:** Cable TV, High Speed Internet Available, Deck

**SURVEY:** Other-See Remarks





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