

Residential
135142 Sold**102 Terraceview Drive**
Ithaca, NY 14850**L\$264,900**
C\$259,900 

Original List Price: \$264,900
Closing Dt: 03/21/2012
Style: Contemporary
Bedrooms: 3
Full Baths: 2
Half Baths: 1
Apx Liv Area SqFt: 1,770
Price SqFt: \$149.66
Sold Price SqFt: \$146.84
Source SqFt: Assessment Office
Year Built: 1988
Driveway: Paved
Garage/Carpport: 2 Car , Attached , Garage , Garage Door Opener

Prop Sub-Type: Single Family
County: Tompkins
Hamlet/Subdivision: Grandview
Property Location: Town of Ithaca
School District: Ithaca City
Elementary School: Belle Sherman (DeW MS)
Lake Rights/Descr.: No Rights
Lake Name: None

Zoning: Assessment: 240,000 **Deed Ref.:** 49448/6002 **Tax Map#:** 58.-1-2-39.19
Curr. Tot. Taxes: **Apx Acreage:** .39 **Lot Size:** 113x150 **Survey:** Available - Lister
Avg. Mo. Utilities: \$30-g/\$165-ele **Amcs:** 200
Deed Restrictions: Yes **Spec. Assess/Sur.:** No

	Apx Liv.Area SqFt	Full Baths	Half Baths		Apx Liv.Area SqFt	Full Baths	Half Baths
Basement:		0	0	Lower Level:		0	0
Main Level:		2	1	Upper Level:		0	0

	Lvl	Dimensions		Lvl	Dimensions		Lvl	Dimensions
Living Rm:	Main	23x15	Master Bedroom:	Main	14x12	Utility/Laundry:		
Dining Rm:	Main	combo	Bedroom 2:	Main	12x11	Other Rm 1:		
Kitchen:	Main	15x14	Bedroom 3:	Main	11x9	Other Rm2:		
Family Rm:	Main	19x13	Bedroom 4:					

Disclosures: Agriculture District , Electric/Surcharge , Property Condition**Financing Remarks:**

Construction: Frame
Roof: Asphalt/F-Glass Shingle
Basement/Found.: No Basement , Slab
Exterior: Wood Siding
Heat/Cooling: ETS
Water Source: Municipal-Existing
Domestic Hot Water: Electric
Sewer/Septic: Municipal-Existing
Insulation/Type: Full

Energy Features: Ceiling Fan(s) , Double Pane , Storm Door(s) , Thermal/Insulated Shades
Floor Coverings: Laminate , Vinyl , Wall/Wall Carpet
Fireplace/Stove: 1 , Gas Fireplace
Appliances Convey: Dishwasher , Dryer , Range Hood , Refrigerator , Stove-Electric , Washer
Other Rooms: Eat-in Kitchen , Formal Entry , Main Level Master
Interior Inclusions: A/C Window Unit(s) , Cathedral Ceilings , Whirlpool , CO Detector , Smoke Detector
Exterior Features: Cable TV , High Speed Internet Avail , Flower Gardens , Deck
Oil/Gas/Mineral Rights: Not Leased
Green Certs.-Include Certs.:

Directions/House Color: From downtown Ithaca, head East on Route 79, take Honness Lane just outside city line (a left hand turn). Then turn right onto Terraceview Drive, house will be on left.**Public Description:** Sunny contemporary ranch in an established East Ithaca neighborhood. All main level living featuring an open floor plan, cathedral ceilings, laminate & ceramic tile floors. Solarium windows flood the kitchen with light all day long! Double-sided fireplace between kitchen & living room. Master suite w/Jacuzzi tub & separate shower. 2 other bedrooms share 2nd full bath. Family room is roomy enough for 2 office spaces. Guest 1.2 bath. Great back deck w/arbor. All municipal services. Attached 2-car garage. A large lot close to Town Parks, hiking/biking trail to CU and bus route. Move-in condition.**PREPARED BY**

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Kitchen view 1



Fireplace



Dining room view 2



Family room view 2



Arbor

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Rear view 1



Kitchen view 2



Kitchen view 3



Dining room view 1



Dining room view 3



Family room view 1

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Family room view 3



Living room



Exterior close-up



Deck



Kitchen view 4



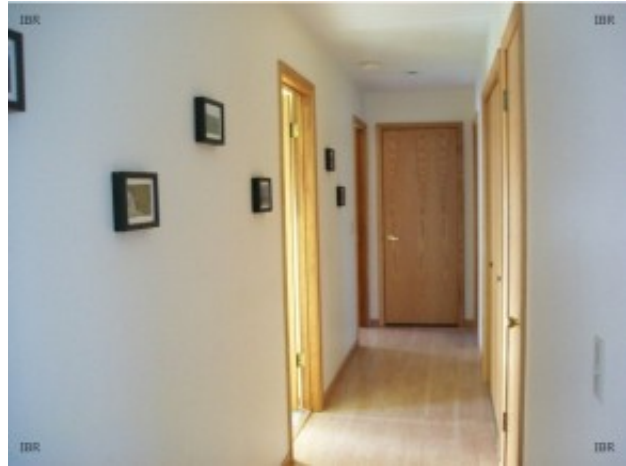
Dining room view 4

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Family room view 4



Hall view



Master bedroom



Bedroom 2



Bedroom 3



Master bath view 1

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Master bath view 2



Front view



Exterior close-up 2



Rear view 2



Deck view 2



Additional View 2

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