

**Residential**  
**140363 Sold****115 BENJAMIN HILL ROAD**  
**Newfield, NY 14867****L\$139,900**  
**C\$139,900** **Original List Price:** \$139,900**Closing Dt:** 05/30/2014**Style:** Ranch**Bedrooms:** 3**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 2,032**Price SqFt:** \$68.85**Sold Price SqFt:** \$68.85**Source SqFt:** Seller**Year Built:** 1995**Driveway:** Gravel**Garage/Carport:** 2 Car , Detached , Garage , Garage Door Opener**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Town of Newfield**School District:** Newfield Central**Elementary School:** Newfield**Lake Rights/Descr.:** No Rights**Lake Name:** None

<b>Zoning:</b> AGRICULTURE	<b>Assessment:</b> 110000	<b>Deed Ref.:</b> 753/147	<b>Tax Map#:</b> 18.-1-24.24
<b>Curr. Tot. Taxes:</b>	<b>Apx Acreage:</b> 1.74	<b>Lot Size:</b> 220 X 342	<b>Survey:</b> Available - Lister
<b>Avg. Mo. Utilities:</b>			<b>Amps:</b> 100
<b>Deed Restrictions:</b> No	<b>Spec. Assess/Sur.:</b> No		

Apx Liv.Area SqFt		Full Baths	Half Baths	Apx Liv.Area SqFt		Full Baths	Half Baths
<b>Basement:</b> 0		0	0	<b>Lower Level:</b> 0		0	0
<b>Main Level:</b> 2,032		2	0	<b>Upper Level:</b> 0		0	0
Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
<b>Living Rm:</b> Main	24 X 24	<b>Master Bedroom:</b> Main	14 X 12	<b>Utility/Laundry:</b> Main	8 X 5		
<b>Dining Rm:</b> Main	18 X 12	<b>Bedroom 2:</b> Main	11 X 10	<b>Other Rm 1:</b>			
<b>Kitchen:</b> Main	18 X 12	<b>Bedroom 3:</b> Main	10 X 9	<b>Other Rm2:</b>			
<b>Family Rm:</b>		<b>Bedroom 4:</b>					

**Disclosures:** Agriculture District , Electric/Surcharge , Mineral Rights , Property Condition**Financing Remarks:****Construction:** Frame , Manufactured-Double/Tripl , Other-See Remarks**Roof:** Asphalt/F-Glass Shingle**Basement/Found.:** Piers Below Frost Line , Other Foundation**Exterior:** Vinyl Siding**Heat/Cooling:** Propane , Furnace , Forced Air**Water Source:** Well**Domestic Hot Water:** Propane**Sewer/Septic:** Septic**Insulation/Type:** Full**Energy Features:** Ceiling Fan(s) , Double Pane**Floor Coverings:** Hardwood , Laminate , Vinyl**Fireplace/Stove:** 1 , Coal Stove**Appliances Convey:** Dishwasher , Dryer , Freezer , Microwave , Range Hood , Refrigerator , Stove-Gas , Washer**Other Rooms:** Main Level Master**Interior Inclusions:** Cathedral Ceilings , Walk-in Closet(s) , CO Detector , Smoke Detector**Exterior Features:** Cable TV , Distant View , High Speed Internet Avail , Patio , Pool-Above Ground , Storage Shed , Deck , Other-See Remarks**Oil/Gas/Mineral Rights:** Not Leased**Green Certs.-Include Certs.:****Directions/House Color:** From Ithaca, take Route 13 South to Newfield exit. Off Main street, take Shaffer Road. Stay straight which turns into Benjamin Hill Road. House on left.**Public Description:** Unique setting where you can enjoy both sunrise and sunset views over the hills surrounding Ithaca, NY! A pleasure to see, this very clean and updated ranch has a newer family room addition, 24x24, that provides a welcoming entry as well as comfortable living space with views. Large dining room and office nook. Hardwood and laminate flooring. Bright kitchen overlooking back deck and semi-private yard. Master suite with walk-in closet. 12x24 deck with awning, hot tub on patio. Many new trees planted. Detached 2-car garage plus a newer 12x20 storage barn. Pool has a new liner. Move-in ready!**PREPARED BY****Alex Obinatu**  
**Agent Cert. :**  
**WARREN REAL ESTATE**  
**830 Hanshaw Rd.****Ithaca, NY 14850****Email :** [nobinatu@gmail.com](mailto:nobinatu@gmail.com)**Direct Ph# :** (607) 257-0666**Other Ph# :****Fax Ph# :** (607) 257-8801<http://www.warrenhomes.com>**"Listing provided courtesy of Christine CJ DelVecchio of WARREN REAL ESTATE"**

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Living Room



Living Room



Dining to Kitchen



Kitchen



Kitchen

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Kitchen



Kitchen



Dining



Dining to Office



Office Area



Living Room

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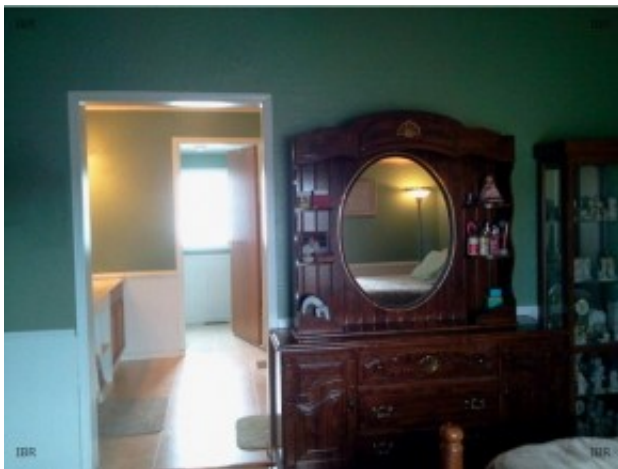
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Laundry



Bedroom



Bedroom



Bathroom



Bathroom



Bedroom

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Bedroom



Bathroom



Deck



Hot Tub & Yard



Yard



Detached Garage

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Lower Level



Additional View



Additional View



Side View



Another View



Additional View 2

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Additional View 3



Additional View 4



Additional View 5



Additional View 6

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