

**Residential**  
**136403 Sold****115 Hamilton Square**  
**Groton, NY 13073****L\$95,000**  
**C\$95,000****Original List Price:** \$95,000**Closing Dt:** 02/19/2013**Style:** Ranch**Bedrooms:** 3**Full Baths:** 1**Half Baths:** 0**Apx Liv Area SqFt:** 1,323**Price SqFt:** \$71.81**Sold Price SqFt:** \$71.81**Source SqFt:** Assessment Office**Year Built:** 1960**Driveway:** Concrete , Paved**Garage/Carport:** 1 Car , Under**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:** Groton Village**Property Location:** Village of Groton**School District:** Groton Central**Elementary School:** Groton**Lake Rights/Descr.:** No Rights**Lake Name:** None

<b>Zoning:</b>	<b>Assessment:</b> 88000	<b>Deed Ref.:</b>	<b>Tax Map#:</b> 10.-3-1
<b>Curr. Tot. Taxes:</b>	<b>Apx Acreage:</b> .50	<b>Lot Size:</b> 144 X 160	<b>Survey:</b> Available - Lister
<b>Avg. Mo. Utilities:</b> \$95 elec.	<b>Spec. Assess/Sur.:</b> No		<b>Amps:</b> 200
<b>Deed Restrictions:</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>	0	1	0	<b>Upper Level:</b>	0	0	0

  

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
<b>Living Rm:</b> Main	17 X 16	<b>Master Bedroom:</b> Main	15 X 10	<b>Utility/Laundry:</b>	
<b>Dining Rm:</b> Main	15 X 11.5	<b>Bedroom 2:</b> Main	10 X 8	<b>Other Rm 1:</b> Main	PORCH
<b>Kitchen:</b> Main	9.5 X 11	<b>Bedroom 3:</b> Main	16 X 11	<b>Other Rm2:</b>	
<b>Family Rm:</b>		<b>Bedroom 4:</b>			

**Disclosures:** Agriculture District , Electric/Surcharge , Lead , Property Condition**Financing Remarks:****Construction:** Frame**Roof:** Asphalt/F-Glass Shingle**Basement/Found.:** Full , Unfinished , Walk-Out Exterior , Block  
**Exterior:** Aluminum Siding**Heat/Cooling:** Electric , Central Air Conditioning , Furnace ,  
Baseboard , Forced Air , Other-See Remarks**Water Source:** Municipal-Existing**Domestic Hot Water:** Electric**Sewer/Septic:** Municipal-Existing**Insulation/Type:** Full , Fiberglass , Cellulose**Energy Features:** Double Pane , Storm Door(s) , Programmable  
Thermostat**Floor Coverings:** Ceramic Tile , Hardwood , Laminate , Wall/Wall  
Carpet**Fireplace/Stove:** None  
**Appliances Convey:** Dryer , Garbage Disposal , Refrigerator , Stove-Gas  
, Washer**Other Rooms:** Formal Dining , Main Level Master , Three  
Season/Sun Room**Interior Inclusions:** Dehumidifier , Walk-in Closet(s) , Window  
Covering(s) , CO Detector , Smoke Detector**Exterior Features:** Cable TV , Fencing , High Speed Internet Avail ,  
Porch , Storage Shed , Flower Gardens , Fruit  
Trees/Berries/Grape**Oil/Gas/Mineral Rights:** Not Leased**Green Certs.-Include Certs.:****Directions/House Color:** Hamilton Square is near the Groton High School - a circular cul-de-sac just off Route 38/creamy yellow.**Public Description:** What a cute ranch located near Groton Schools. Benefit from LOW Village utilities. A large yard with many plantings, mature trees & sunny garden spaces. Hardwood floors in living room, dining room & bedroom. Large walk-in cedar closet in master bedroom. Main level laundry (washer/dryer will convey). Large enclosed back porch, covered back deck. Full basement with 1-car garage & storage plus good attic storage. Newer Kenedy Hardwood storage shed. Concrete driveway. Newer roof. Close to Village Park with pool, ballfields, playground. Also near old railroad bed which is a nice recreation trail.**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 DeVecchio of WARREN REAL ESTATE"

Information herein deemed reliable but not guaranteed --- Copyright 2017 03/05/2017 11:44 AM

Gallery: Images 1 to 6 of 23



Living Rm View 1



Dining Room View 2



Kitchen 2



Family Room



Additional View 2

Prepared By: [Alex Obinatu](#) / WARREN REAL ESTATE  
 ----Information herein deemed reliable but not guaranteed.----  
 Copyright ©2017  
 Sun, Mar 5, 2017 11:44 AM



Gallery: Images 7 to 12 of 23



Shed



Close up



Close-up



Kitchen 1



Dining room View 1



Family Room

Prepared By: [Alex Obinatu](#) / WARREN REAL ESTATE  
 ----Information herein deemed reliable but not guaranteed.----  
 Copyright ©2017  
 Sun, Mar 5, 2017 11:44 AM

Gallery: Images 13 to 18 of 23



Bathroom 1.



Master Bedroom



Bedroom 3



Additional 1



Garage



Additional View 2

Prepared By: [Alex Obinatu](#) / WARREN REAL ESTATE  
----Information herein deemed reliable but not guaranteed.----  
Copyright ©2017  
Sun, Mar 5, 2017 11:44 AM



Gallery: Images 19 to 23 of 23



Additional 3



Back View



Additional View



Yard



Bathroom 1

Prepared By: [Alex Obinatu](#) / WARREN REAL ESTATE  
----Information herein deemed reliable but not guaranteed.----  
Copyright ©2017  
Sun, Mar 5, 2017 11:44 AM

