

**Residential**  
**130023 Sold****116 E Seneca Road**  
**Trumansburg, NY 14886****L\$122,500**  
**C\$118,000****Original List Price:** \$129,900**Closing Dt:** 03/12/2010**Style:** Ranch**Bedrooms:** 2**Full Baths:** 1**Half Baths:** 0**Apx Liv Area SqFt:** 1,211**Price SqFt:** \$101.16**Sold Price SqFt:** \$97.44**Source SqFt:** Assessment Office**Year Built:** 1946**Driveway:** Paved**Garage/Carport:** 1 Car , Attached , Garage**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Village of Trumansburg**School District:** Trumansburg Central**Elementary School:** Trumansburg Central**Lake Rights/Descr.:** No Rights**Lake Name:** None

<b>Zoning:</b>	<b>Assessment:</b> 120000	<b>Deed Ref.:</b> 52726/5001	<b>Tax Map#:</b> 1.-2-4
<b>Curr. Tot. Taxes:</b> 4061	<b>Apx Acreage:</b> .25	<b>Lot Size:</b> 103x128	<b>Survey:</b> Available - Lister
<b>Avg. Mo. Utilities:</b>			<b>Amps:</b>
<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	<b>Lower Level:</b>		0	0
<b>Main Level:</b>		1	0	<b>Upper Level:</b>		0	0

  

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
<b>Living Rm:</b> Main	23x14	<b>Master Bedroom:</b> Main	10x11	<b>Utility/Laundry:</b>	
<b>Dining Rm:</b> Main	10x11	<b>Bedroom 2:</b> Main	12x13	<b>Other Rm 1:</b> Main	10x9 breezeway
<b>Kitchen:</b> Main	10x16	<b>Bedroom 3:</b>		<b>Other Rm2:</b> Main	8x9
<b>Family Rm:</b>		<b>Bedroom 4:</b>			

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

**Construction:** Frame , Stone  
**Roof:** Asphalt/F-Glass Shingle  
**Basement/Foundation:** No Basement , Slab  
**Exterior:** Masonry/Stone , Vinyl Siding

**Heat/Cooling:** Forced Air , Natural Gas  
**Water Source:** Municipal-Existing

**Domestic Hot Water:**

**Sewer/Septic:** Municipal-Existing  
**Insulation/Type:** Partial

**Energy Features:** Double Pane  
**Floor Coverings:** Ceramic Tile , Vinyl , Wall/Wall Carpet  
**Fireplace/Stove:** None  
**Appliances Convey:** Dryer , Microwave , Refrigerator , Stove-Electric , Washer  
**Other Rooms:** Eat-in Kitchen , Formal Dining , Main Level Master  
**Interior Inclusions:** A/C Window Unit(s) , Window Covering(s) , CO Detector , Smoke Detector  
**Exterior Features:** Cable TV , High Speed Internet Avail , Patio , Porch-Enclosed/Screened  
**Oil/Gas/Mineral Rights:** Not Leased  
**Green Certs.-Include Certs.:**

**Directions/House Color:** Route 96N - right on E. Seneca Road, house on right/light blue**Public Description:** A great place to start home ownership - or if you're ready to downsize! Post WWII c 1946 ranch with 2-3 bedrooms, large living room, eat-in kitchen, formal dining room with 12 inch ceramic tile flooring. All main level living. Municipal services, natural gas heat. Garage connects to breezeway. Enclosed front porch. Good southern light in yard - would be great for gardens. Concrete patio. Paved driveway. Several newer windows. Established neighborhood. A couple of blocks to TCAT busline.**PREPARED BY**

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<http://www.warrenhomes.com>

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