

Residential
138625 Sold**118 FAYETTE STREET**
Ithaca, NY 14850**L\$239,900**
C\$256,000**Original List Price:** \$239,900**Closing Dt:** 08/09/2013**Style:** 2 Story**Bedrooms:** 4**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 3,004**Price SqFt:** \$79.86**Sold Price SqFt:** \$85.22**Source SqFt:** Assessment Office**Year Built:** 1900**Driveway:** Gravel**Garage/Carport:** None**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** City of Ithaca**School District:** Ithaca City**Elementary School:** Belle Sherman (DeW MS)**Lake Rights/Descr.:** No Rights**Lake Name:** None

Zoning:	Assessment:	200000	Deed Ref.:	57660 / 1001	Tax Map#:	80.-5-2
Curr. Tot. Taxes:	Apx Acreage:	0	Lot Size:	66 X 133	Survey:	Available - Lister
Avg. Mo. Utilities:		\$130-G, \$70-E			Amps:	
Deed Restrictions:	Spec. Assess/Sur.:	No				

Apx Liv.Area SqFt		Full Baths	Half Baths	Apx Liv.Area SqFt		Full Baths	Half Baths
Basement:	0	0	0	Lower Level:	0	0	0
Main Level:	1,526	1	0	Upper Level:	1,478	1	0

Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
Living Rm: Main	19 X 13	Master Bedroom: Main	14'6 X 12'5	Utility/Laundry:	
Dining Rm: Main	5 X 8 NOOK	Bedroom 2: Main	13 X 10	Other Rm 1: Upper	9 X 12 KITCHEN
Kitchen: Main	12 X 9	Bedroom 3:	11 X 12	Other Rm2: Lower	11X12 DINING UP
Family Rm:	12x11 LIV.RM	Bedroom 4:	12 X 9		

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

Construction: Frame	Energy Features: Ceiling Fan(s) , Single Pane , Double Pane , Storm Door(s) , Storm Window(s)
Roof: Asphalt/F-Glass Shingle	Floor Coverings: Ceramic Tile , Hardwood , Laminate , Wall/Wall Carpet
Basement/Found.: Full , Unfinished , Walk-Out Exterior , Stone	Fireplace/Stove: None
Exterior: Wood Siding	Appliances Convey: Other-See Remarks
Heat/Cooling: Natural Gas , Furnace , Forced Air	Other Rooms: Formal Entry , Main Level Master , Office , Walk-up Attic
Water Source: Municipal-Existing	Interior Inclusions: CO Detector , Smoke Detector
Domestic Hot Water: Natural Gas	Exterior Features: Cable TV , High Speed Internet Avail , Patio , Porch , Sidewalk , Flower Gardens , Vegetable Garden
Sewer/Septic: Municipal-Existing	Oil/Gas/Mineral Rights: Not Leased
Insulation/Type: Full , Fiberglass	Green Certs.-Include Certs.:

Directions/House Color: Fayette Street is between Green Street & Clinton Street. Brown & Yellow.**Public Description:** So rare to find a City home like this, a 'Grand Dame' only 3 blocks from the Commons. Wonderful front porch welcomes you into a formal entry with mission style staircase. Hardwood floors in large living room with French doors. Cute eat-in nook off kitchen. Currently set up with main owner living area on first floor (2 beds/1 bath) & a family friend living on 2nd floor (2 more beds/2nd bath). Huge walk-up attic off up kitchenette! Nice backyard with gardens, patio. Off street parking for 3 cars. First time on the market in 49 years!**PREPARED BY****Alex Obinatu**
Agent Cert. :
WARREN REAL ESTATE
830 Hanshaw Rd.**Ithaca, NY 14850****Email :** nobinatu@gmail.com
Direct Ph# : (607) 257-0666
Other Ph# :**Fax Ph# :** (607) 257-8801<http://www.warrenhomes.com>

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Porch



Front Hall.



French Doors



Living Room



Back

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Additional View 6



Bath Downstairs.



Bedroom Down



Bedroom Down



Bedroom Down



Nook.

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Stairs.



Kitchen Up



Dining Room Up



Living Room Up



Bedroom Up



Bedroom Up

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Bathroom Up.



Bathroom Up.



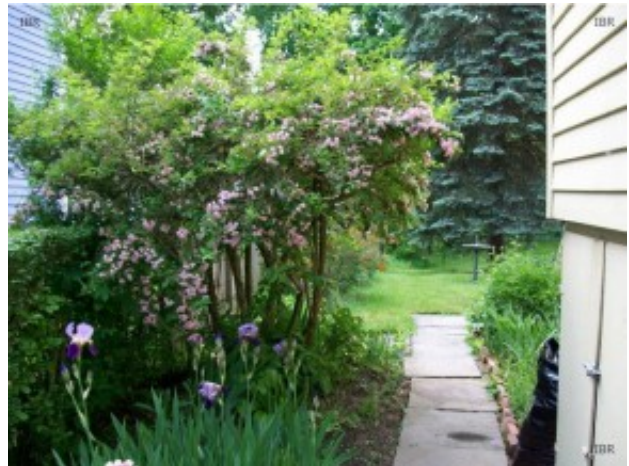
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Garden



Garden



Garden

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Patio



Porch



Porch



Side



Side View



Yard

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Yard



Back, Close



Front, Close



Additional View 5

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