

Residential
141099 Sold**1492 CODDINGTON ROAD**
Brooktondale, NY 14850**L\$219,000**
C\$210,000**Original List Price:** \$219,000**Closing Dt:** 07/28/2014**Style:** 2 Story**Bedrooms:** 4**Full Baths:** 2**Half Baths:** 0**Apx Liv Area SqFt:** 2,030**Price SqFt:** \$107.88**Sold Price SqFt:** \$103.45**Source SqFt:** Seller**Year Built:** 1815**Driveway:** Gravel**Garage/Carport:** 2 Car , Detached , Garage , Garage Door Opener**Prop Sub-Type:** Single Family**County:** Tompkins**Hamlet/Subdivision:****Property Location:** Town of Danby**School District:** Ithaca City**Elementary School:** South Hill (Boy MS)**Lake Rights/Descr.:** No Rights**Lake Name:** None

Zoning:	Assessment: 180000	Deed Ref.:	Tax Map#: 6.-1-11.31
Curr. Tot. Taxes:	Apx Acreage: 2.00	Lot Size: 200 X 452	Survey: Available - Lister
Avg. Mo. Utilities:			Amps: 100
Deed Restrictions: No	Spec. Assess/Sur.: No		

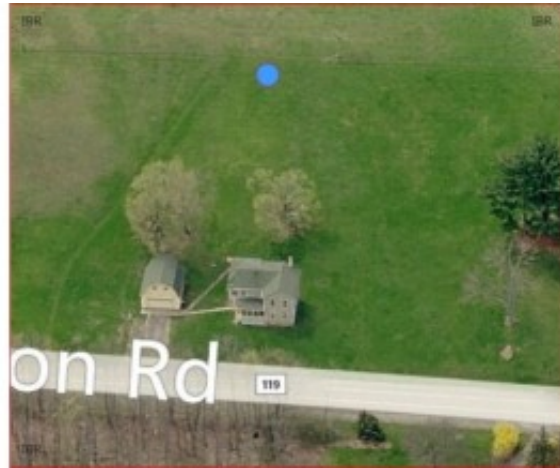
Apx Liv.Area SqFt				Apx Liv.Area SqFt			
Full Baths		Half Baths		Full Baths		Half Baths	
Basement:		0		0		0	
Main Level:		1		1		0	
Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions	Lvl	Dimensions
Living Rm: Main	15 X 15	Master Bedroom:	Upper 15 X 13	Utility/Laundry:			
Dining Rm: Main	13 X 10	Bedroom 2:	Upper 15 X 11	Other Rm 1:	Main	15 X 9	
Kitchen: Main	13 X 11	Bedroom 3:	Upper 10 X 9	Other Rm2:	Main	16 X 8 PORCH	
Family Rm: Main	15 X 14	Bedroom 4:					

Disclosures: Agriculture District , Electric/Surcharge , Lead , Mineral Rights , Property Condition**Financing Remarks:****Construction:** Frame**Roof:** Asphalt/F-Glass Shingle**Basement/Found.:** Full , Walk-Up Exterior , Unfinished , Stone**Exterior:** Vinyl Siding**Heat/Cooling:** Propane , Boiler , Baseboard , Hot Water**Water Source:** Well**Domestic Hot Water:** Propane , Indirect Water Heater**Sewer/Septic:** Septic**Insulation/Type:** Full , Cellulose**Energy Features:** Double Pane , Storm Door(s) , Programmable Thermostat**Floor Coverings:** Ceramic Tile , Wall/Wall Carpet**Fireplace/Stove:** None**Appliances Convey:** Dishwasher , Dryer , Microwave , Refrigerator , Stove-Gas , Washer**Other Rooms:** Formal Dining**Interior Inclusions:** Sump Pump , Walk-in Closet(s) , Window Covering(s) , CO Detector , Smoke Detector**Exterior Features:** High Speed Internet Avail , Patio , Porch-Enclosed/Screened , Satellite Dish , Flower Gardens**Oil/Gas/Mineral Rights:** Not Leased**Green Certs.-Include Certs.:****Directions/House Color:** Coddington Road is being re-paved so a similar route would be to take Route 79E to Brooktondale Road (a right turn off Rte 79 when going East), then right on Middaugh Road and left on Coddington. House will be on the right. Slate grey.**Public Description:** Turnkey two-story with generous room sizes and many new updates throughout. A beautiful and functional newer kitchen with quartz countertops, newer appliances & ceramic tile floors. Charming natural woodwork in the dining area with built-in hutch & open to the kitchen. Two updated baths, one on each level. The roof, siding, windows are all updated too! Enclosed front porch, covered side porch & new stone & concrete tiles on the semi-private back patio. Two story garage with shop space or playroom. Picturesque setting with 2 acres of land. Close to downtown Ithaca, Cornell and Ithaca College.**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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Back View



Additional View



Deck/Patio



Living Room



Family Room

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Great Room



Patio 1



Patio 2



Patio 3



Master Bedroom



Living Room 1

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Living Room 2



Bedroom 3



Master Bedroom



2nd bedroom



3rd bedroom



Bathroom 1

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Dining area



Kitchen



Kitchen 2



Dining/kitchen



Living entry



Additional 3

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Side porch

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